

bp5773



15 Littlegate  
Runcorn  
WA7 2EE  
3 Bed Semi Detached Bungalow

**£150,000**

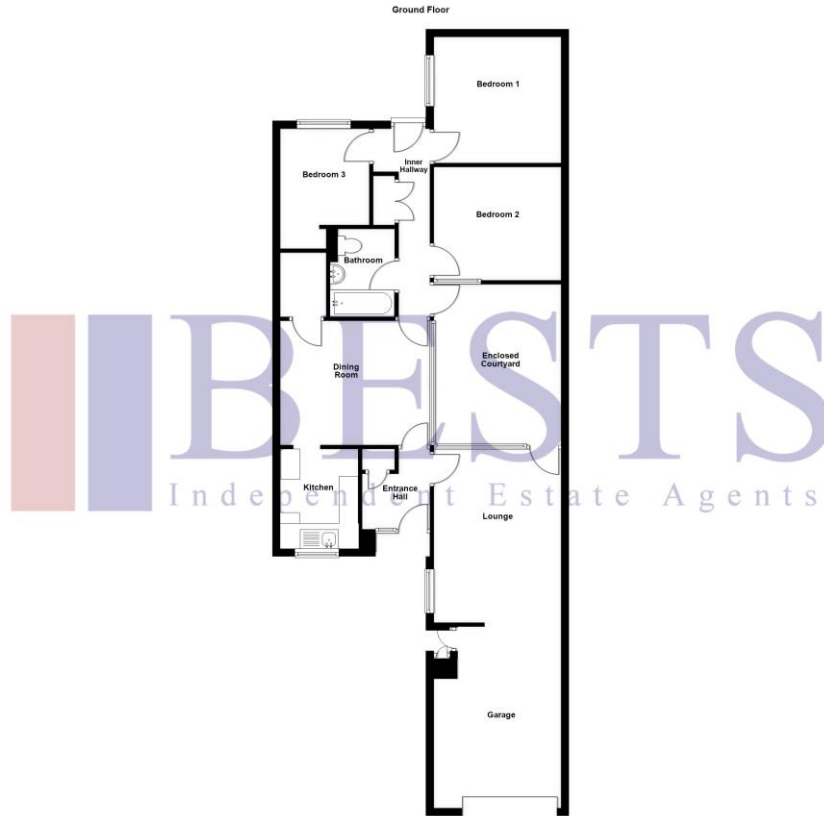
**Viewing Advised**

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## 15 Littlegate, Halton Brook, Runcorn, Cheshire, WA7 2EE

Offering superb value for money, this three bedroom semi detached bungalow occupies a pleasant cul de sac position and benefits from a private rear aspect which is not directly overlooked. Presented to pleasing standards throughout, the property offers a somewhat unique and particularly spacious layout, with the main living areas arranged around a central enclosed courtyard. Thanks to this design it allows plenty of natural light into the heart of the home, creating bright and airy living spaces while the courtyard itself provides an attractive and private outdoor area. The accommodation is generously proportioned throughout and, being arranged entirely over one level, it should appeal to a wide range of buyers.



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 03/10/2026 13:00:34 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Hallway**

Composite front door opens to entrance hallway, having wood effect laminate flooring, single panel radiator, fitted dado rail, built in storage cupboard housing wall mounted combination gas central heating boiler.

### **Lounge 14' 11" x 10' 11" (4.54m x 3.32m)**

Having PVC double glazed window to side elevation and PVC double glazed window and entrance door to courtyard, double panel radiator, one single, one double power points.



### **Dining Room 12' 10" x 10' 8" (3.91m x 3.25m)**

Having wood effect laminate flooring, PVC double glazed window to courtyard, double panel radiator, fitted dado rail, large useful built in storage cupboard, one double power point.

### **Kitchen 8' 3" x 6' 9" (2.51m x 2.06m)**

Having a range of fitted base and wall units with single drainer stainless steel sink, gas cooker point, splash back tiling, tile effect flooring, PVC double glazed window to front elevation, three double, one single power points.



### Inner Hallway

Having PVC double glazed entrance door to courtyard, Composite door to rear garden wood effect flooring, single panel radiator, one single power point, built in storage cupboard, fitted dado rail.

### Bedroom One Rear 10' 11" x 10' 10" (3.32m x 3.30m)

PVC double glazed window to rear elevation, single panel radiator, one single power point.

### Bedroom Two 10' 11" x 9' 8" (3.32m x 2.94m)

Wood effect flooring, double panel radiator, PVC double glazed window to courtyard, two single power points.



### Bedroom Three Rear 8' 5" x 7' 6" (2.56m x 2.28m)

PVC double glazed window to rear elevation, single panel radiator, one double power point.

### Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with fitted glass shower screen and mixer shower over, splash back tiling, fitted extractor fan, single panel radiator.



### Externally

Property forms part of a small Cul de sac occupying a corner position being fronted by a low maintenance forecourt style garden whilst a block paved driveway provides off road parking and leads to a oversized attached garage with metal up and over door and separate side access, there is also a fully paved central courtyard. Whilst, to the rear of the property there is a fully enclosed very reasonable sized garden enjoying a private aspect having paved patio and laid lawn areas being directly overlooked.



### Useful information about this property:

- Three Bedroom Semi Detached
- Cul De Sac Position
- Attached Garage
- Popular & Convenient Location
- Well Proportioned
- Close to Schooling
- Freehold Tenure
- Council Tax Band: A

### MONEY LAUNDERING REGULATIONS

#### **Can I see your passport/driving licence or utility bill please?**

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.