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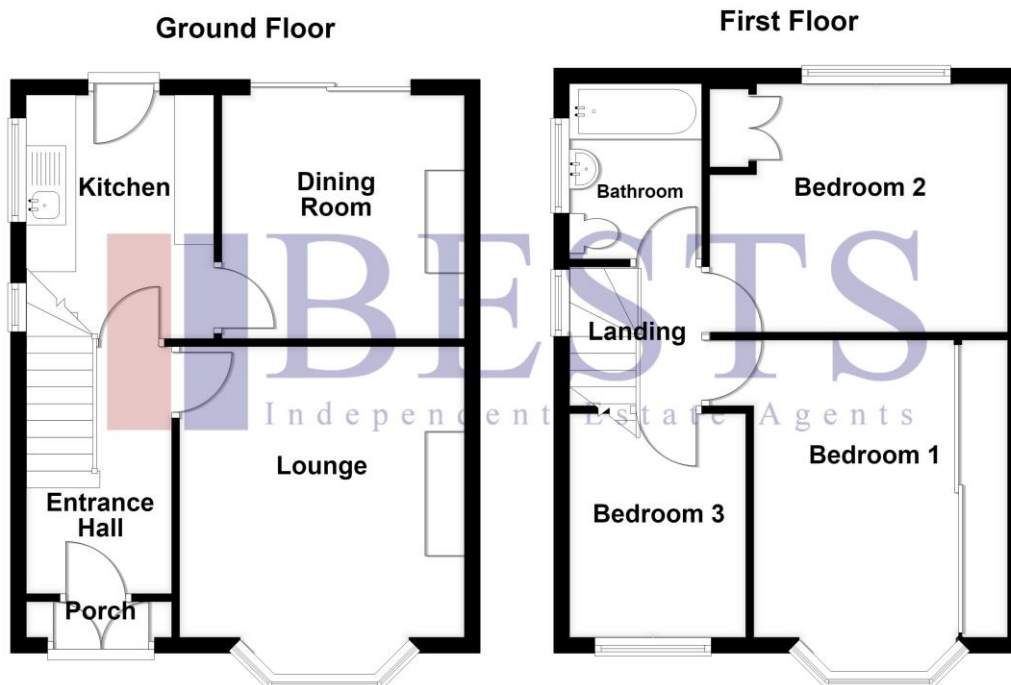
38 Norman Road
Runcorn
WA7 5PQ
3 Bed Semi Detached House

Offers in Excess of
£210,000

Independent Family Owned Estate Agents
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38 Norman Road, Runcorn, Cheshire, WA7 5PQ

CHAIN FREE – POPULAR LOCATION- MATURE BAY FRONTED HOME WITH DETACHED GARAGE Standing within one of Runcorn's long established residential locations, this mature three bedroom bay fronted semi detached home represents an excellent opportunity for buyers looking to purchase a well proportioned home with the chance to add their own style and value over time. Offered for sale with the benefit of no onward chain, the property has been well cared for throughout its ownership and provides generous accommodation which now offers exciting potential for updating to suit modern tastes. Norman Road continues to prove a popular choice for a wide range of buyers thanks to its convenience. Well regarded primary and secondary schooling are all within easy walking distance, whilst Runcorn Railway Station is also close by, making the property well placed for commuters and those who travel regularly. Externally, the property is complemented by gardens to the front and rear together with a detached garage, adding further practicality to an already appealing home. Properties of this style continue to be highly sought after, particularly those offering such excellent potential within an established and convenient location. Whether you're looking for your next family home or a property you can truly make your own, this is an opportunity not to be overlooked. EPC: D(62)



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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 07/07/2026 10:27:04 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed doors open to storm porch, glazed panel door opens to entrance hallway, double panel radiator, meter and services cupboard, one single power point.



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Lounge 11' 10" x 13' 9" into bay window (3.60m x 4.19m)

PVC double glazed bay window to front elevation, double panel radiator, real wood flooring, living flame coal effect gas fire standing on decorative hearth and back, three double power points.

Dining Room 10' 3" x 9' 10" (3.12m x 2.99m)

Having double glazed sliding patio doors to rear elevation, double panel radiator, four bar radiant gas fire, two double, one single power points.



Kitchen 10' 2" x 7' 9" (3.10m x 2.36m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, fully tiled walls, two double glazed windows to side elevation, PVC double glazed entrance door to rear elevation, four double power points.



First Floor Landing

Stairs from entrance hall to first floor landing, double glazed window to side elevation, access to loft.

Bedroom One Front 12' 5" into fitted wardrobes x 14' 5" into bay window (3.78m x 4.39m)

Having PVC double glazed bay window to front elevation, extensive fitted wardrobes with mirrored sliding fronts, double panel radiator, two double power points.

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Bedroom Two Rear 12' 5" x 10' 4" (3.78m x 3.15m)

Having double glazed window to rear elevation, double panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler, three double power points.

**Bedroom Three Front 8' 10" x 7' 4" (2.69m x 2.23m)**

PVC double glazed window to front elevation, single panel radiator, wood effect flooring, one double, one single power points.

Bathroom

Having a white suite comprising of low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and electric shower over, fully tiled walls, double glazed window to side elevation, single panel radiator.

**Externally**

Property stands in a prime position along Norman Road being fronted by a paved driveway which leads down to the side and rear of the property and a laid lawn garden with mature perimeter hedgerow. Whilst, to the rear there is a reasonable sized enclosed garden with paved patio, laid lawn, mature planted borders and useful garage with metal up and over door with separate side access.

Lease Information

Term: 999 years from 18 September 1958 Rent: £6 per year collected every two years (£12)

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Useful information about this property:

- Established Area
- Mature Bay Fronted Home
- Chain Free
- Detached Garage
- Close to Schooling For All Ages
- Huge Potential
- Close to Runcorn Railway Station
- Council Tax Band: C

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.

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