

bp5768



34 Delphfield
Runcorn
WA7 6RW
3 Bed Semi Detached House with
Conservatory

Independent Family Owned Estate Agents
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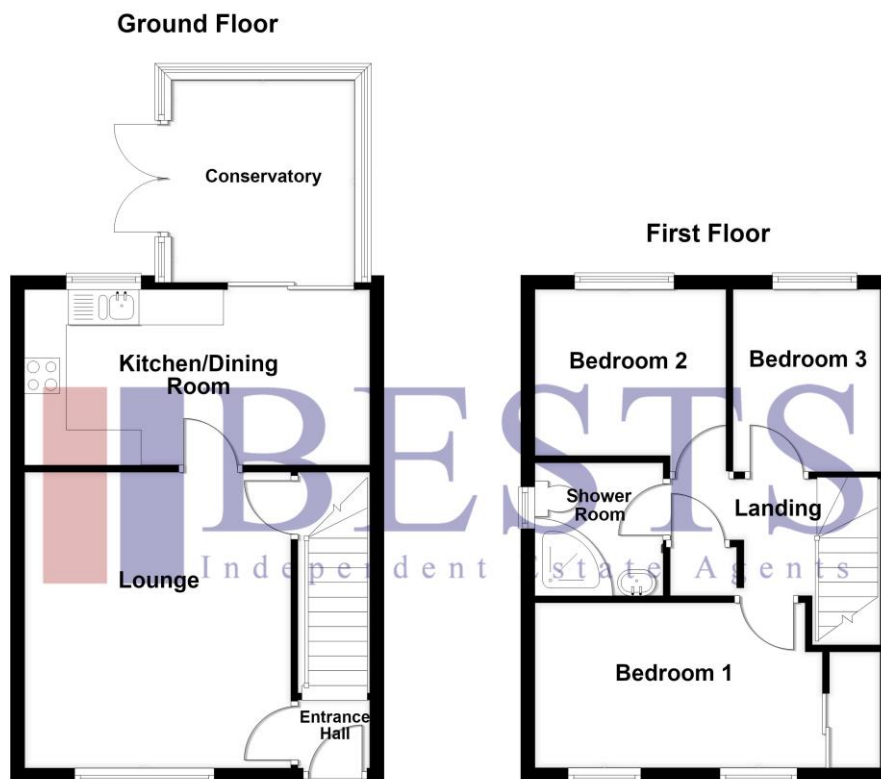
£250,000

Viewing Advised



34 Delphfield, Norton, Runcorn, Cheshire, WA7 6RW

Excellent Family Home - Close to Runcorn East Station - Cul De Sac Position - Recently Updated Kitchen - Norton Location Occupying a pleasant cul de sac position within the popular Norton area of Runcorn, this three bedroom semi detached home combines a practical family layout with an impressive rear garden and a recently updated kitchen finished to a quality modern standard. Internally, the accommodation offers a comfortable lounge together with the recently updated kitchen, whilst a lovely conservatory provides valuable additional living space and makes the most of the outlook across the private rear garden. Upstairs are three bedrooms together with the family bathroom. Outside, ample off road parking is available to the front, whilst the rear garden is a real feature of the home. Generous in size and not directly overlooked from behind, it provides excellent outside space for families, entertaining or simply relaxing. Delphfield is particularly well placed for commuters, with Runcorn East Railway Station close by, whilst scenic walks along the Bridgewater Canal and a range of everyday amenities are also within easy reach. Overall, a well presented three bedroom home in the sought after Norton area, with a quality modern kitchen, excellent parking and a superb private rear garden making it well worthy of closer inspection.



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. 21/09/2026 21:15:13 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- Composite double glazed front door opens to entrance hallway, real wood flooring, one double power point, coved ceiling, double panel radiator.

Lounge 13' 9" x 12' 5" (4.19m x 3.78m)

Having PVC double glazed window to front elevation, double panel radiator, coved ceiling, built in under stairs storage cupboard, three double power points.

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Kitchen/ Diner 15' 10" x 8' 2" (4.82m x 2.49m)

Having recently installed quality fitted base and wall units comprising of one and a half bowl single drainer sink with flexible mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine and dishwasher, concealed wall mounted combination gas central heating boiler, splash back tiling, tiled floor, PVC double glazed window and double glazed sliding patio doors to rear elevation, double panel radiator, coved ceiling, five double power points.



Conservatory 9' 5" x 8' 6" (2.87m x 2.59m)

Having PVC double glazed units with French doors to side elevation, tiled floor, wall mounted gas heater, two double power points.

First Floor Landing

Stairs from entrance hall to first floor landing, access to loft, one double power point, built in storage cupboard.



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Bedroom One Front 13' 1" x 8' 1" (3.98m x 2.46m)

Two PVC double glazed windows to front elevation, single panel radiator, built in wardrobe with mirrored sliding front, two double, one single power points.



Bedroom Two Rear 9' 2" x 8' 5" maximum (2.79m x 2.56m)

Having PVC double glazed window to rear elevation, single panel radiator, two double power points.

Bedroom Three Rear 8' 5" x 6' 6" (2.56m x 1.98m)

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



Shower Room

A fully tiled room having a white suite comprising of low level WC, wash hand basin with mixer tap over, fully tiled walk in shower enclosure with wall mounted electric shower, tiled floor, chrome effect heated towel rail, PVC double glazed window to side elevation.

Externally

Property occupies a tucked away, elevated, corner cul de sac position having a low maintenance slate frontage along with a tarmac driveway providing off road parking. Whilst, to the rear of the property there is a fully enclosed very reasonable sized garden with paved patio, raised lawn and mature planted borders all of which enjoys a secluded tree lined aspect.



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Useful information about this property:

- Updated Kitchen
- Conservatory
- Cul De Sac Position
- Norton Location
- Canal Side Walks Close By
- Walking Distance to Runcorn East Station
- Freehold Tenure
- Council Tax Band: C

MONEY LAUNDERING REGULATIONS

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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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