

bp5698



56 Warren Croft
Norton | Runcorn
WA7 6RH
2 Bedroom Detached Bungalow
(Former 3 Bedroom)

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk

www.bests.co.uk

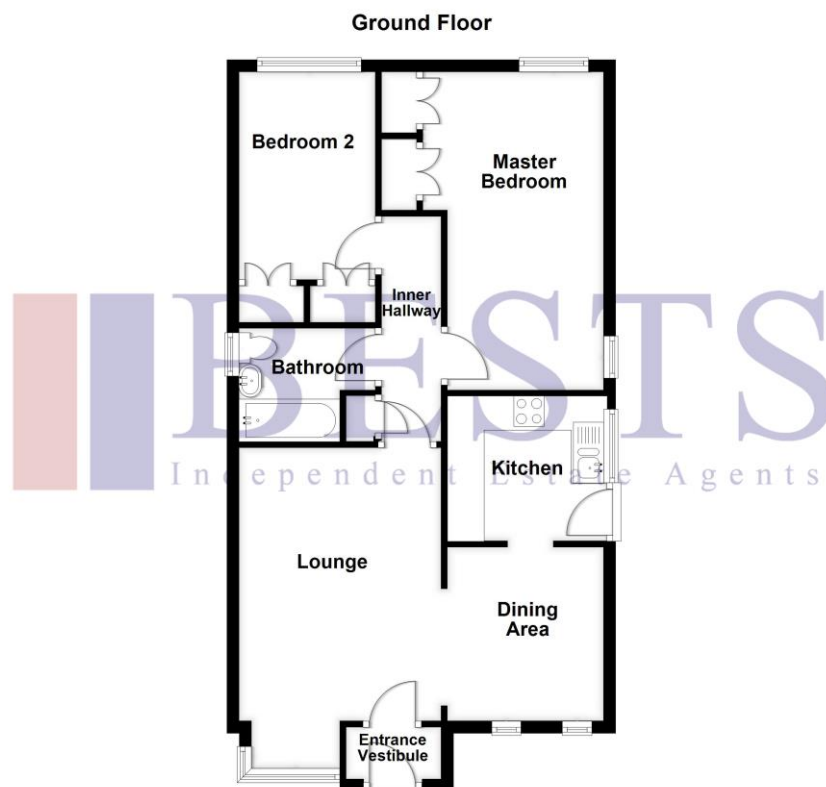
£250,000

Viewing Advised



56 Warren Croft, Norton, Runcorn, Cheshire, WA7 6RH

Chain Free - Freehold Tenure - Former Three Bedroom Design - Norton Location - Not Over Looked to Rear - Detached Garage Standing in a desirable head of cul de sac position amongst just three other dwellings is this former three bedroom detached bungalow, lovingly cared for throughout a long ownership and thoughtfully reconfigured to create a spacious two bedroom design. Occupying a generous plot with ample parking and scope to extend, it represents an ideal choice for those seeking a quiet setting within this highly regarded area. Norton Cross is long established and perfectly placed for quick access to major road networks, whilst Runcorn East Railway Station is only a short distance away. This particular bungalow has been well maintained over the years and briefly comprises an entrance vestibule opening into a spacious lounge, with dining room and kitchen off. An inner hallway provides access to a family bathroom and two bedrooms, the master of which is an excellent size and makes the most of the reconfigured layout, whilst both bedrooms benefit from built in wardrobes. Externally, the property is fronted by a lawned garden with mature hedgerows, whilst a superb size tarmac driveway with wrought iron gates provides ample parking and leads to a useful detached garage at the rear. The fully enclosed rear garden enjoys a private aspect, not being directly overlooked, and offers huge potential.



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. 07/04/2026 09:48:36 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, wood effect flooring, single panel radiator, glazed panel door opens to lounge.

Lounge 14' 8" x 10' 11" (4.47m x 3.32m)

PVC double glazed box window to front elevation, double panel radiator, fitted dado rail, coved ceiling, living flame coal effect gas fire standing on decorative hearth and back, three double power points.



Dining Room 9' 5" x 8' 5" (2.87m x 2.56m)

Two PVC double glazed windows to front elevation, wood effect laminate flooring, fitted dado rail, coved ceiling, two double power points, double panel radiator.



Kitchen 8' 4" x 7' 10" (2.54m x 2.39m)

Having fitted base and wall units comprising of one and a half bowl single drainer sink with high neck mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, two double, two single power points, tiled floor, PVC double glazed window and entrance door to side elevation.



Inner Hallway

Having wood effect laminate flooring, single power point, access to loft, built in storage cupboard housing wall mounted combination gas central heating boiler.

Bedroom One Rear 17' 2" x 9' 10 maximum" (5.23m x 2.99m)

Wood effect laminate flooring, built in wardrobes, fitted bedroom furniture, PVC double glazed windows to side and rear elevations, single panel radiator, three double power points.



Bedroom Two Rear 11' 2" x 7' 4" (3.40m x 2.23m)

PVC double glazed window to rear elevation, wood effect laminate flooring, single panel radiator, two double power points, built in wardrobes.



Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with vanity storage beneath, panel bath with telephone style mixer tap/ shower attachment, mixer shower over, fully tiled walls, single panel radiator, double glazed window to side elevation.



Externally

Property stands in a prominent corner position within a small cul de sac enjoying a somewhat open aspect to the front, having a laid lawn front garden with mature perimeter hedgerow, there is a wide tarmac driveway extending down the side of the property through wrought iron gates where there is a detached single garage with roller shutter door, separate side access, power and light. To the rear, there is a reasonable sized fully enclosed garden having block paved patio area and laid lawn, all of which is not directly overlooked and enjoys a fairly private aspect.





Useful information about this property:

- Freehold Tenure
- Not Overlooked to Rear
- Detached Garage
- Former Three Bedroom Design
- Head Of Cul De Sac Position
- Popular Norton Location
- Close to Runcorn East 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.