

bp5738



54 Manor Fell
Runcorn
WA7 2UZ
3 Bed Detached House with
Detached Garage

Offers in the Region Of
£240,000

Independent Family Owned Estate Agents
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54 Manor Fell, Runcorn, Cheshire, WA7 2UZ

THREE BEDROOM DETACHED FAMILY HOME - CUL DE SAC POSITION - POPULAR LOCATION - FREEHOLD TENURE This three bedroom detached family home stands within a quiet cul de sac position on the popular Manor Fell development, occupying an enviable position on the edge of Runcorn Town Park with its excellent walking routes and open green spaces right on the doorstep. Offering bright, modern and well planned accommodation throughout, this home is likely to appeal to both first and second time buyers alike. Internally, viewers are welcomed by an entrance hallway with useful ground floor WC off, whilst the kitchen and dual aspect lounge dining room complete the ground floor accommodation. To the first floor, a bright landing featuring an attractive arched window provides access to three bedrooms and a modern family bathroom. Outside, the property benefits from a lawn garden to the front alongside a driveway leading to a detached garage. The rear garden offers a good size paved patio area, ideal for outdoor dining and entertaining, together with further garden space for families to enjoy. Overall, this represents an excellent opportunity to acquire a detached family home within a sought after location and early viewing is highly recommended. EPC: D(65)



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. 14/07/2026 14:11:26 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Double glazed composite front door opens to hallway, single panel radiator, wood effect laminate flooring, one single power point.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over and vanity storage beneath, single panel radiator, wood effect laminate flooring, PVC double glazed window to front elevation.



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Lounge/Dining Room 18' 11 maximum" x 14' 11 maximum" (5.76m x 4.54m)

Coved ceiling, built in storage cupboard, PVC double glazed window to front elevation and PVC double glazed window and sliding doors to rear elevation, three single and two double power points, two single panel radiators, wood effect laminate flooring.



Kitchen 8' 11" x 7' 10" (2.72m x 2.39m)

Having fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, plumbing and drainage for automatic washing machine, electric cooker point, single panel radiator, wood effect laminate flooring, PVC double glazed window to rear elevation, integrated fridge freezer, wall mounted combination gas central heating boiler, three double power points, single panel radiator.



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First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to front elevation, built in airing cupboard housing hot water cylinder, single power point, access to loft.

Bedroom One Rear 14' 3 maximum" x 8' 3" (4.34m x 2.51m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, three double power points.



Bedroom Two Rear 12' 2 maximum" x 8' 3" (3.71m x 2.51m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, coved ceiling, three double power points.

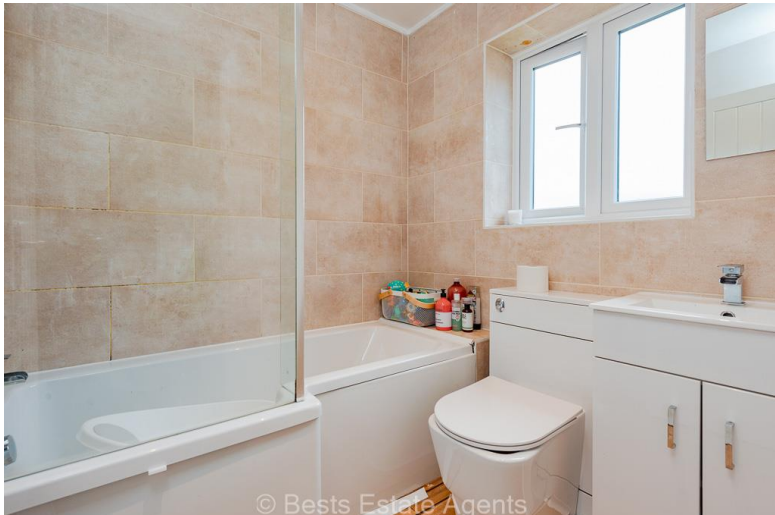
Bedroom Three Front 8' 10" x 6' 4" (2.69m x 1.93m)

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



Bathroom

Having a modern white three piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel shower bath with fitted glass shower screen, electric shower over, splash back tiling, fitted extractor fan, fitted mini ceiling down lighters, PVC double glazed window to front elevation, chrome effect heated towel rail, wood effect laminate flooring.



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Externally

The property forms part of a small cul de sac fronted by a lawn garden with a tarmac driveway which provides off road parking and leads to a detached garage. The rear garden has a good sized paved patio area along with a lawn garden.



Useful Information About This Property:

- CUL DE SAC POSITION
- PERFECT FAMILY HOME
- DETACHED GARAGE
- POPULAR LOCATION
- GROUND FLOOR WC
- FREEHOLD TENURE
- PVC DOUBLE GLAZING
- COUNCIL TAX BAND: B

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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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