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42 Delphfield
Runcorn
WA7 6RW
2 Bedroom Detached Bungalow

£250,000

Viewing Advised

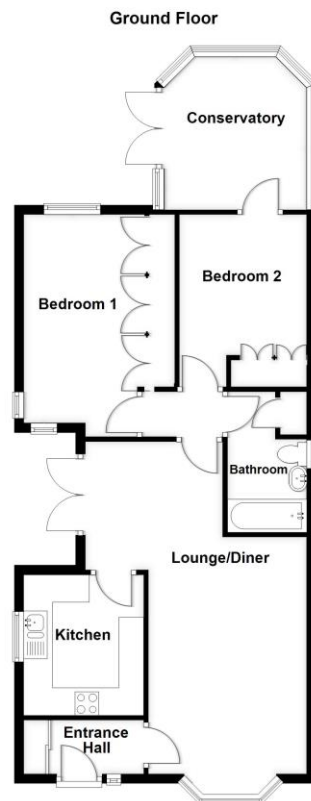
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



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

Beautifully Presented Detached Bungalow - Norton Location - Detached Garage - Freehold Tenure - Chain Free - South Facing Rear Garden

Standing within a desirable cul de sac position in the ever popular Norton area of Runcorn is this two bedroom detached bungalow. The current owner has lovingly maintained the home throughout their 20 plus years of ownership, creating a move in ready property which is sure to appeal to a wide range of buyers. The accommodation consists of an entrance hallway, a spacious lounge with dining area and kitchen off, whilst an inner hallway provides access to the bathroom and two bedrooms. The second bedroom also gives access to the pleasant conservatory at the rear. Externally, a mature garden fronts the property along with a tarmac driveway which leads to a detached garage. The private rear garden is not directly overlooked and enjoys a south facing aspect, making it a lovely space to relax and enjoy. The property is also conveniently placed for Runcorn East Railway Station, along with nearby canal side walks, offering a pleasant balance of practicality and lifestyle. Offered for sale with no onward chain and freehold tenure, why not take a closer look and arrange your viewing today?



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. 05/05/2026 09:24:28 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, wood effect flooring, wall mounted radiator, one single power point, built in cupboard with mirror fronted sliding doors, coved ceiling.

Lounge 16' 7" x 11' 0" (5.05m x 3.35m)

PVC double glazed window to front elevation, double panel radiator, electric convector fire standing on decorative hearth and back, coved ceiling, four double power points, wood effect flooring.

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Dining Area 9' 7" x 8' 11" (2.92m x 2.72m)

Wood effect flooring, coved ceiling, PVC double glazed French doors opening to side elevation, one double, one single power point, wall mounted radiator.

Kitchen 10' 0" x 8' 2" (3.05m x 2.49m)

Having fitted and base wall units comprising one and a half bowl single drainer stainless steel sink with flexible high neck mixer tap over, in set five burner gas hob with filter hood above, high line electric oven, integrated fridge and freezer, plumbing and draining for automatic washing machine, splash back tiling, four double power points, heated towel rail, tile effect flooring, coved ceiling, PVC double glazed window to side elevation with fitted plantation style shutters.



Bedroom One Rear 15' 6" x 10' 2" into fitted wardrobe (4.72m x 3.10m)

Having extensive fitted bedroom furniture with drawers and wardrobes, coved ceiling, PVC double glazed windows to front, side and rear elevations, front and side having fitted shutters, two single panel radiators, three double power points.

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Bedroom Two Rear 12' 3" x 8' 10" (3.73m x 2.69m)

Coved ceiling, fitted wardrobes, three double power points, double panel radiator, access to loft with pull down ladder which is partially boarded, PVC double glazed door opens to conservatory.



Conservatory 10' 6" x 10' 1" (3.20m x 3.07m)

Having PVC double glazed units with French doors opening to side elevation, tiled floor, two double panel radiator's, fitted ceiling fan and roof light, four double power points.

Bathroom

A fully tiled room having a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with telephone style mixer tap over with shower attachment, chrome effect heated towel rail, tiled floor, PVC double glazed window to side elevation with fitted plantation style shutter, coved ceiling, fitted shaver point, built in airing cupboard housing wall mounted combination gas central heating boiler.



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Externally

Property stands in an elevated commanding position being fronted by a lawned garden with mature planted borders, a tarmac driveway leads from the front down the side of the property to a detached single garage with metal up and over door, power, light and separate rear access whilst to the rear there is a reasonable sized garden with paved patio and mature stocked borders all of which is not directly overlooked and enjoys a pleasant south facing aspect.



Useful information about this property:

- Beautifully Presented
- Chain Free
- Detached Garage
- Conservatory
- South Facing Rear Garden
- Cul De Sac Position
- Freehold Tenure
- Council Tax Band: C

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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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