

BP5704



15 Abbey Hey  
Runcorn  
WA7 6PD  
2 Bed Detached Bungalow

£250,000

Viewing Advised

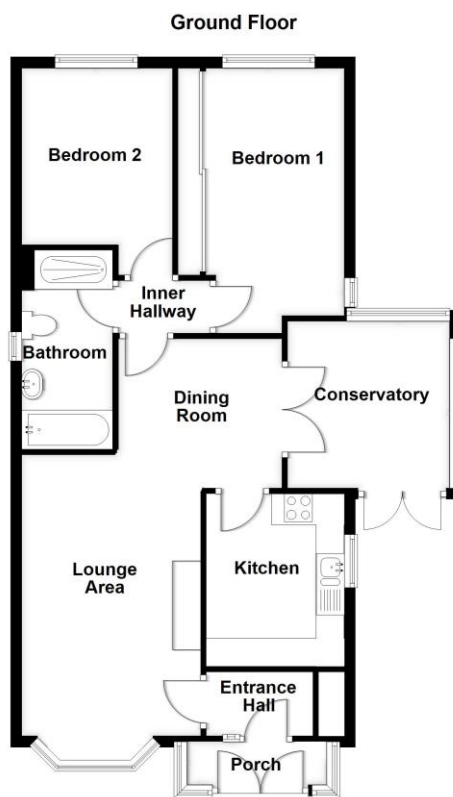
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## 15 Abbey Hey, Norton, Runcorn, Cheshire, WA7 6PD

\*Detached Bungalow – Norton Cross Location – Cul De Sac Setting – Modern Kitchen  
– Versatile Converted Garage – Private Rear Garden\*

Abbey Hey, Norton Cross, Runcorn is a two bedroom detached bungalow, standing within a small and tucked away cul de sac, overlooked by the well known and iconic Norton Water Tower. This sought after location offers a quiet setting whilst remaining convenient for local amenities and transport links. The property offers well balanced accommodation throughout. Upon entering, viewers are welcomed by an entrance hallway which leads through to a comfortable lounge, flowing into the dining area which has both a modern kitchen and a conservatory off which provides additional living space with pleasant views over the garden. There are also two bedrooms along with a family bathroom with bath and separate oversized walk in shower. Externally, the property stands within an attractive plot, with a low maintenance rear garden designed with multiple seating areas, ideal for both relaxing and entertaining, and importantly not directly overlooked, offering a good degree of privacy. To the front there is a mature garden whilst a tarmac driveway provides off road parking and leads to the former garage which has been partially converted and now benefits from bi folding doors opening onto the rear garden, creating a highly versatile space which could be used as a home office, bar or hobby room depending on a buyer's needs.



**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](http://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. 06/05/2026 16:14:32 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Porch**

PVC double glazed French doors open to porch, tiled floor, PVC double glazed units, fitted wall light, glazed panel front door opens to hallway.

### **Entrance Hallway**

Real wood flooring, double panel radiator, coved ceiling, built in storage cupboard with mirrored sliding doors housing wall mounted combination gas central heating boiler.

**Lounge 16' 6" x 11' 0" (5.03m x 3.35m)**

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



**Dining Area 9' 8" x 8' 10" (2.94m x 2.69m)**

Real wood flooring, double panel radiator, coved ceiling, two single power points, glazed panel doors open to conservatory.



**Conservatory 9' 9" x 8' 6" (2.97m x 2.59m)**

Real wood flooring, PVC double glazed windows with French doors to side elevation, glass roof, two double power points, fitted wall lights.

**Kitchen 10' 0" x 8' 3" (3.05m x 2.51m)**

A recently updated room having fitted base and wall units comprising one and a half bowl single drainer sink with flexible high neck mixer tap over, four ring electric hob with filter hood above, highline electric oven with hide and slide door, integrated fridge and freezer, space for automatic washing machine, PVC double glazed window to side elevation, three double power points, wood effect flooring.



### Inner Hallway

Having real wood flooring, one single power point.

### Bedroom One Rear 15' 7" x 10' 6 into fitted wardrobes" (4.75m x 3.20m)

PVC double glazed windows to rear and side elevations, two double panel radiators, two double power points.

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

PVC double glazed window to rear elevation, double panel radiator, two single power points, access to loft with pull down ladder.



### Bathroom

A fully tiled room having a white suite comprising low level WC, pedestal wash hand basin, jacuzzi style bath with mixer tap and shower attachment, over sized fully tiled walk in shower enclosure with mixer shower, fitted extractor fan, fitted shaver point, PVC double glazed window to side elevation, tiled floor, chrome effect heated towel rail.



### Externally

Property stands in a commanding head of cul de sac position being fronted by a lawn garden with mature shrubbery, a tarmac driveway provides off road parking for at least three cars. Whilst, the rear garden is split into two main zones and themed for ease of maintenance having multiple paved patio areas including a fully paved private section to the rear with outdoor fire place perfect for entertaining, the garden enjoys a fairly private south facing aspect.

### Former Garage

The former garage has been converted into a multipurpose space currently being used as a separate bedroom, having electric, plumbing and drainage. There are large bi folding doors which open out on the rear garden making it a room which would be ideal for various uses such as a home office space, garden bar or playroom.



**Useful Information About This Property:**

- Cul De Sac
- Freehold Tenure
- Norton Cross Location
- Private Rear Garden
- Conservatory
- Ample Parking
- EPC:TBC
- Council Tax Band: C

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