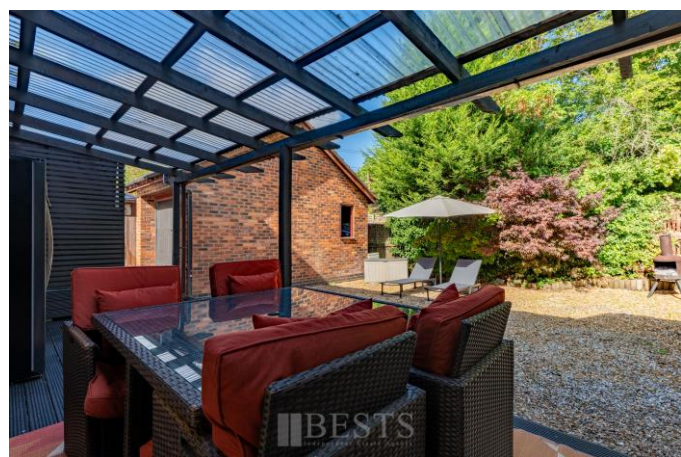


bp5765



16 Delphfield
Norton
Runcorn
WA7 6RW
3 Bed Semi Detached House

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
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£250,000

Viewing Advised



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

Popular Norton Location - Close to Runcorn East Station - Chain Free - Ground Floor WC - Freehold Tenure - Detached Garage Occupying an enviable position within a small, established cul de sac, this modern three bedroom semi detached home combines a highly regarded location with a practical layout and excellent outside space. Delphfield is perfectly placed for those who enjoy the outdoors, with scenic walks along the Bridgewater Canal close by, whilst everyday amenities and Runcorn East Railway Station are also within easy reach. Internally, an entrance hallway with handy ground floor WC leads to a dual aspect lounge, separate dining room and kitchen. At first floor level are three bedrooms together with the family bathroom. Outside, ample off road parking is provided by a tarmac driveway which leads to a detached garage. The rear garden is a particular feature, offering a private tree lined aspect together with a large covered timber deck, creating an excellent space for entertaining and enjoying the garden throughout much of the year. Overall, a well positioned home in the highly sought after Norton area of Runcorn, offering plenty of scope for its next owner to personalise and make their own.



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. 16/09/2026 10:01:11 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Recently installed composite double glazed front door opens to hallway having single power point, single panel radiator, coved ceiling, double glazed window to side elevation.

Ground Floor WC

A fully tiled room with low level WC, pedestal wash hand basin with mixer tap over, chrome effect heated towel rail, fitted mini ceiling down lighters, double glazed window to front elevation.



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Lounge 15' 6" maximum x 11' 2" (4.72m x 3.40m)

Having double glazed window to front elevation and double glazed sliding patio doors to rear elevation, ornate living flame coal effect gas fire standing on decorative hearth and back, coved ceiling, single panel radiator, three double power points.



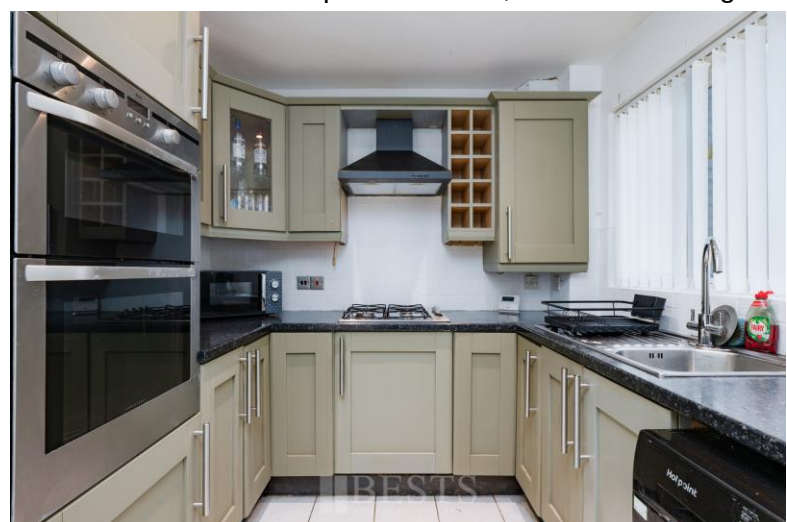
Dining Room 8' 11" x 7' 5" (2.72m x 2.26m)

Double glazed window to front elevation, double panel radiator, two single power points.



Kitchen 12' 1" maximum x 7' 11" (3.68m x 2.41m)

Having a range of fitted base and wall units with four burner gas hob with filter hood above and highline electric double oven, plumbing and drainage for automatic washing machine, concealed recently installed Worcester combination gas central heating boiler, double glazed window and entrance door to rear elevation, splash back tiling, two single, one double power points, integrated fridge, tiled floor, under stairs storage cupboard, double panel radiator, fitted mini ceiling down lighters.



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First Floor Landing

Stairs from entrance hall to first floor landing, double glazed window to rear elevation, single power point.

Bedroom One Front 11' 1" x 8' 9" (3.38m x 2.66m)

Having double glazed window to front elevation, single panel radiator, wood effect laminate flooring, fitted wardrobes with mirrored sliding fronts, two single power points.

Bedroom Two Front 10' 7" x 8' 3" (3.22m x 2.51m)

Double glazed window to front elevation, single panel radiator, two single power points.



Bedroom Three Rear 8' 0" x 6' 7" (2.44m x 2.01m)

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

Bathroom

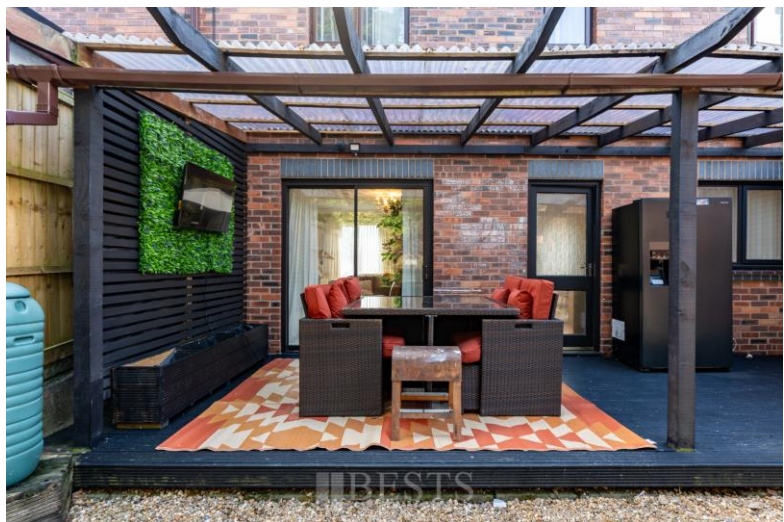
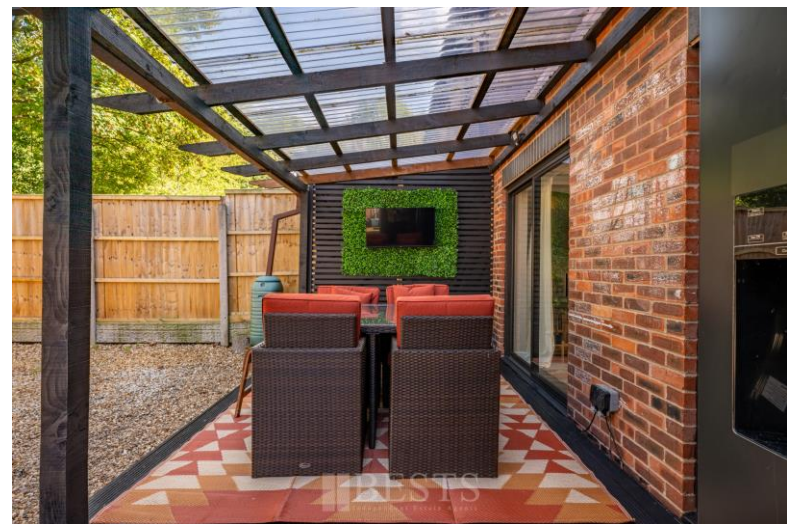
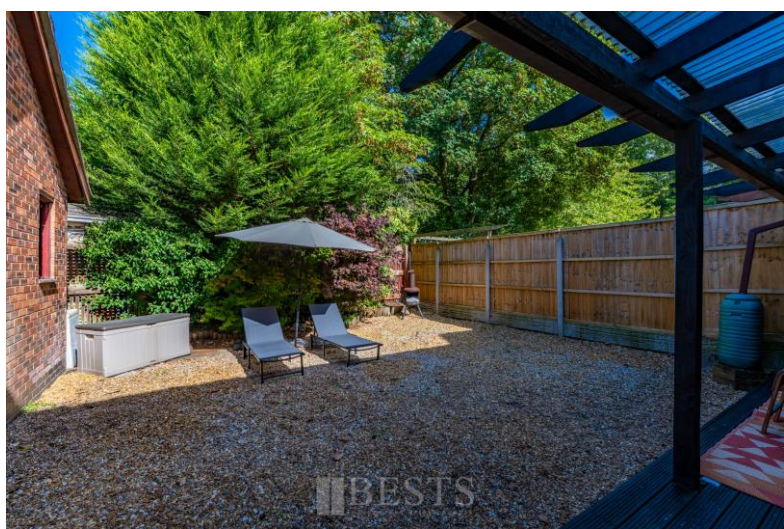
A fully tiled room having a white three piece suite comprising of low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with fitted glass shower screen, double glazed window to rear elevation, chrome effect heated towel rail, fitted mini ceiling down lighters, tiled floor.



Externally

Property occupies a commanding elevated corner cul de sac position being fronted by a tarmac driveway which leads down the side of the property to a detached single garage, the front has been gravelled to provide additional off road parking. Whilst, the fully enclosed rear garden enjoys a fairly private aspect themed for low maintenance with mature planted borders and large covered wood decked patio area which has power and light.

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Useful information about this property:

- Popular Norton Location
- Not Overlooked to Rear
- Close to Runcorn East Railway Station
- Canal Side Walks Close By
- Ground Floor WC
- Cul De Sac Position
- Chain Free
- 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.

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