

bp5760



32 The Copse
Runcorn
WA7 2TL
2 Bed Terrace Bungalow with
Detached Garage

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

£155,000

Viewing Advised



32 The Copse, Palacefields, Runcorn, Cheshire, WA7 2TL

Two bedroom bungalow | Wooded front aspect | Enviale plot | No onward chain
Occupying an enviable plot with a pleasant wooded aspect to the front, this well cared for two bedroom bungalow is tucked away within The Copse and brought to the market with no onward chain. Always popular with local buyers, bungalows in this area benefit from a convenient setting with everyday amenities close by and Runcorn Shopping City within easy reach. This particular home has the added advantage of the original garage having been partially converted to create a useful dining area adjoining the kitchen, while retaining storage space to the front. A further detached sectional concrete garage provides additional storage. Internally, a central hallway provides access to all principal rooms, including a spacious lounge, two bedrooms, wet room and kitchen, with the dining area positioned beyond. Outside, the property enjoys its attractive wooded outlook to the front together with an enclosed courtyard style garden to the rear, providing further private outside space.



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. 10/09/2026 12:34:55 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Front door opens to entrance hallway, double panel radiator, meter and services cupboard, built in storage cupboard, Parquet flooring.

Lounge 13' 11" x 10' 11" maximum (4.24m x 3.32m)

Having PVC double glazed window to front elevation, double panel radiator, decorative fire surround, two double, one single power points, coved ceiling, wood effect laminate flooring.

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Kitchen 10' 6" maximum x 6' 9" (3.20m x 2.06m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, splash back tiling, tiled floor, PVC double glazed window and entrance door to rear elevation, wall mounted combination gas central heating boiler, three double power points.



Dining Room 9' 8" x 7' 3" (2.94m x 2.21m)

Having wood effect laminate flooring, double panel radiator, PVC double glazed window to rear elevation, one double power point.

Bedroom One Rear 11' 10" x 9' 11" (3.60m x 3.02m)

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



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Bedroom Two Front 9' 11" x 6' 4" (3.02m x 1.93m)

Having PVC double glazed window to front elevation, single panel radiator, Parquet flooring, one double power point.



Wet Room

A fully tiled room having a wall mounted electric shower, wash hand basin, low level WC, fitted extractor fan, chrome effect heated towel rail, access to loft.

Externally

Property occupies an enviable corner position being fronted by an extensive gravelled driveway providing off road parking leading to a detached sectional concrete garage, there is also the former garage with metal up and over door which now creates handy storage space. Whilst to the rear of the property there is a fully enclosed forecourt style garden which is fully paved for ease of maintenance.



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Useful Information About This Property:

- Popular Development
- Chain Free
- Freehold Tenure
- Detached Garage
- Partial Garage Conversion
- Not Overlooked to Front
- Envious Plot
- Council Tax Band: B

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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