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1 Riley Drive
Runcorn
WA7 4NZ
2 Bed Detached Bungalow

£250,000
Viewing Advised

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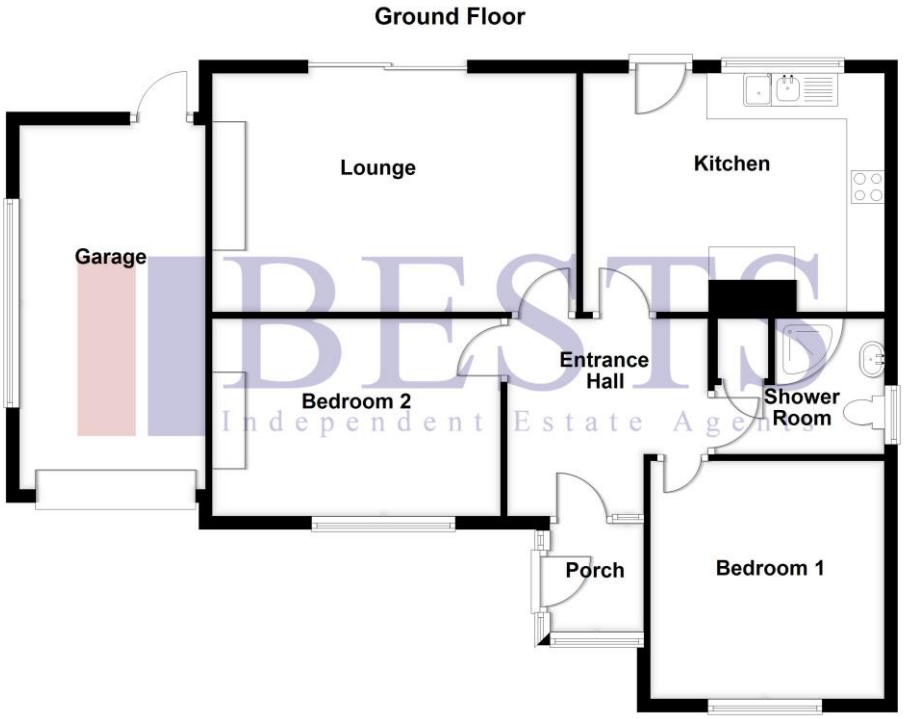
Detached Bungalow - Higher Runcorn Location - Quiet Cul De Sac Position - Garage & Driveway - Rare Opportunity

An excellent opportunity to purchase a spacious two bedroom detached bungalow, occupying a pleasant cul-de-sac position within the highly regarded Higher Runcorn area. Offered for sale with no onward chain, this well proportioned home provides an ideal opportunity for those looking to downsize to single storey living, whilst offering plenty of potential for its next owner to modernise and create a home to their own tastes. The accommodation is arranged around a central hallway and offers a particularly generous lounge measuring over 18ft in length, with patio doors opening onto the rear garden. There is also a good sized kitchen with space for dining, two comfortable double bedrooms and a shower room.

Outside, the property benefits from a generous lawned frontage, together with a driveway providing off road parking and access to an attached garage. The rear garden is a manageable size, featuring a paved patio, lawn and established planting, providing an enjoyable outdoor space without the upkeep of a particularly large garden.

Riley Drive is a small and established cul-de-sac situated just off Oxford Road, ideally placed for Heath Park, Runcorn Railway Station and a range of everyday amenities. This convenient yet peaceful location has long been a popular choice for those seeking a well established residential setting.

With its generous proportions, detached design and excellent potential for modernisation, this is a fantastic opportunity to secure a bungalow in one of Runcorn's most desirable residential areas.



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. 27/10/2026 13:23:25 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 front door opens to entrance porch, tiled floor, PVC double glazed units, glazed panel internal front door opens to a welcoming hallway.

Entrance Hallway
A welcoming hallway having meters and services cupboard, double panel radiator, access to loft with pull down ladder.



Lounge 18' 1" x 11' 10" (5.51m x 3.60m)
Having large PVC double glazed sliding patio doors to rear elevation, fitted wall lights, double panel radiator, living flame coal effect gas fire standing on decorative hearth and back, three double power points.







Kitchen/ Dining Room 14' 10" x 11' 11" (4.52m x 3.63m)
Having fitted base and wall units comprising twin bowl sinks with single side drainer and mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, tile effect flooring, double panel radiator, PVC double glazed window and entrance door to rear elevation, wall mounted combination gas central heating boiler, three double, one single power points.







Bedroom One Front 14' 4" x 9' 11" (4.37m x 3.02m)
PVC double glazed window to front elevation, double panel radiator, fitted wall lights, two double power points, living flame coal effect gas fire with decorative hearth and back.




Bedroom Two Front **11' 11" x 11' 4" (3.63m x 3.45m)**
PVC double glazed window to front elevation, double panel radiator, three single power points.

Shower Room
Having a white suite comprising of high level WC, pedestal wash hand basin, fully tiled corner walk in shower enclosure with wall mounted electric shower, PVC double glazed window to side elevation, double panel radiator, fully tiled walls, built in storage cupboard, fitted mini ceiling down lighters.




Externally
Property stands in a prominent position on Riley Drive, a small cul de sac located just off Oxford Road, being fronted by a great size lawned garden whilst the paved driveway provides off road parking and leads to a attached single garage with metal up and over door and separate rear access. Whilst, to the rear there is a reasonable sized garden with paved patio, laid lawns and mature perimeter shrubbery.








Useful information about this property:

- Mature Detached Bungalow
- Attached Garage
- Cul De Sac Position
- Higher Runcorn Location
- Generous Proportions
- Chain Free
- Close To Schooling & Station
- Council Tax Band: D

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.