

bp5649



5 Mellor Close
Norton - Runcorn
WA7 6QB
3 Bed Semi Detached House



Offers in Excess of
£175,000

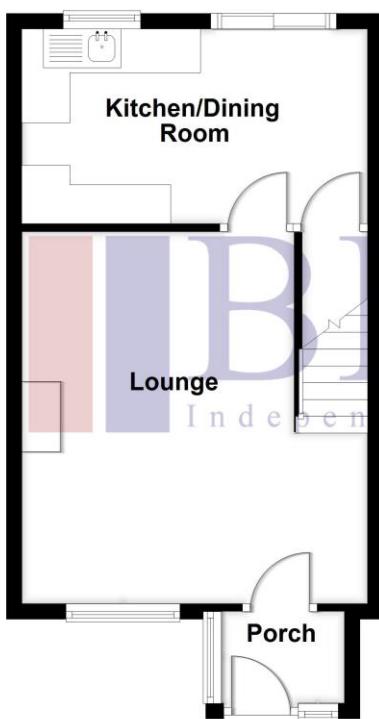
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bestsof.co.uk



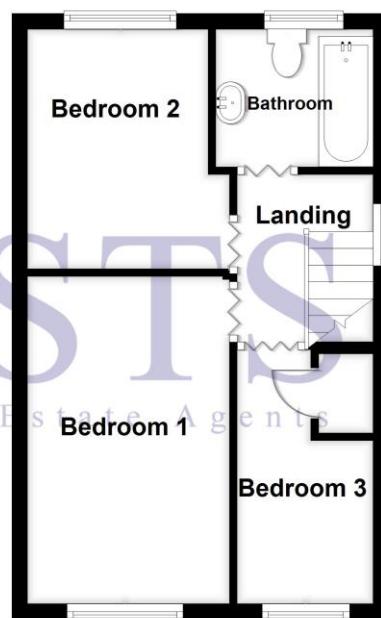
5 Mellor Close, Windmill Hill, Runcorn, Cheshire, WA7 6QB

NORTON LOCATION - NO CHAIN DELAY - CUL DE SAC POSITION Situated within the ever popular Norton area of Runcorn, Mellor Close is a small and quiet cul de sac of just a handful of homes. This particular three bedroom semi detached property occupies a larger than average plot, offering generous outdoor space not often found in similar homes. The accommodation provides plenty of scope for personalisation over time yet still being ready to make it home. An entrance porch opens into a spacious lounge, while to the rear, a full width kitchen dining room benefits from patio doors leading out to the impressive rear garden. Upstairs, there are three bedrooms and a family bathroom. Externally, there is off road parking via a tarmac driveway, with the potential to add a side access gate to create additional parking if desired. The rear garden is divided into two distinct areas, featuring mature planting and enjoying a good degree of privacy, perfect for families or those who enjoy outdoor space. EPC: C

Ground Floor



First Floor



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. 29/01/2026 13:40:42 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, wood effect laminate flooring, glazed panel door opens to lounge.

Lounge 15' 9" x 14' 7" (4.80m x 4.44m)

PVC double glazed window to front elevation, wood effect laminate flooring, double panel radiator, living flame coal effect gas fire standing on decorative hearth and back, two double, one single power points.



Kitchen / Dining Room 14' 7" x 8' 4" (4.44m x 2.54m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink, plumbing and drainage for automatic washing machine, gas cooker point, tiled floor, PVC double glazed window and patio doors to rear elevation, two double, one single power points, splash back tiling, double panel radiator, built in under stairs storage cupboard.



First Floor Landing

Stairs from hall to first floor landing, one single power point, access to loft, PVC double glazed window to side elevation.

Bedroom One Front 13' 11" x 8' 5" (4.24m x 2.56m)

PVC double glazed window to front elevation, single panel radiator, wall mounted combination gas central heating boiler, two single power points.

Bedroom Two Rear 10' 2" x 8' 5" (3.10m x 2.56m)

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

Bedroom Three Front 10' 3 maximum" x 5' 9" (3.12m x 1.75m)

PVC double glazed window to front elevation, single panel radiator, two single power points, built in storage cupboard.

Bathroom

Having a white suite comprising low level WC, panel bath with fitted glass shower screen, mixer shower over, wash hand basin with vanity storage beneath, PVC double glazed window to rear elevation, single panel radiator.



Externally

Property occupies a corner position in a quiet Cul de sac being fronted by a tarmac driveway providing off road parking whilst to the rear there is a larger than average garden wrapping round to the side of the property with multiple zones.





- Cul De Sac
- No Chain Delay
- Great Sized Rear Garden

Useful information about this property:

- Popular Norton Location
- Ideal First/Second Time Buy
- Realistic Price Tag
- EPC:C(70)
- 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.