

bp5713



1 Riley Drive  
Runcorn  
WA7 4NZ  
2 Bed Detached Bungalow

£280,000

Viewing Advised

Independent Family Owned Estate Agents  
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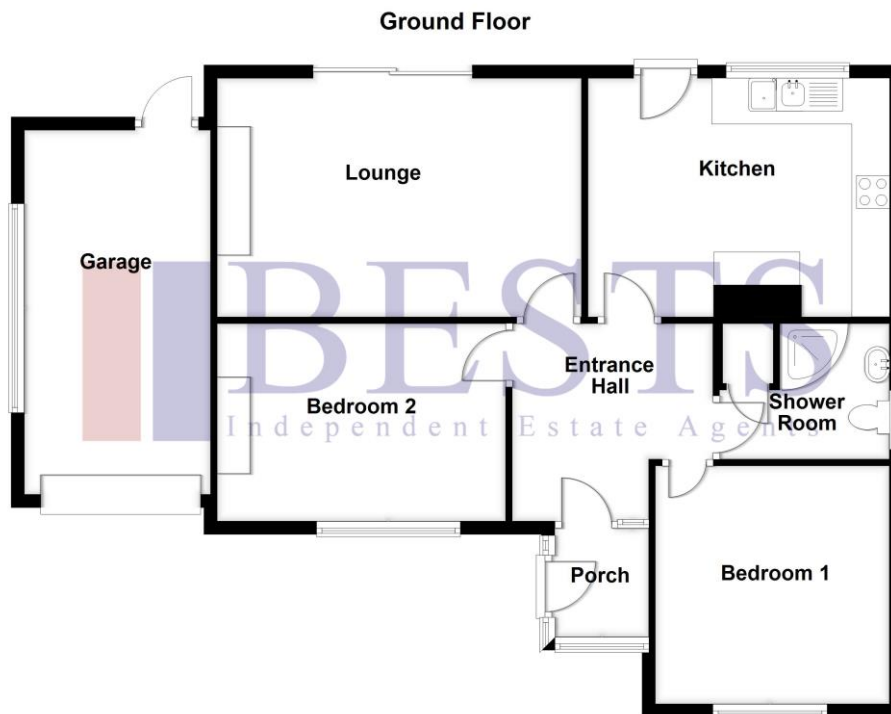
## 1 Riley Drive, Runcorn, Cheshire, WA7 4NZ

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

Rarely do detached bungalows within this highly sought after Higher Runcorn location come to the open market. Riley Drive is a mature two bedroom detached bungalow which offers superb proportions throughout, perfectly suited to downsizers or buyers seeking well proportioned single storey living within a quiet and established residential setting. Heath Park, Runcorn Railway Station and highly regarded schooling are all within walking distance, making this a location which continues to prove exceptionally popular.

Internally, the accommodation is arranged around a large and welcoming central hallway which immediately highlights the excellent proportions this home has to offer. Viewers will find two generous double bedrooms, a bright and spacious lounge, kitchen dining room and shower room, with the overall layout offering excellent versatility and exciting potential for modernisation over time.

Outside, a paved driveway provides off road parking and leads to an attached single garage whilst the rear garden is a manageable size with ample space to create a beautiful outdoor entertaining area. The property offers excellent potential for buyers wishing to update and create a long term home within one of Runcorn's most established and desirable residential locations. Opportunities to acquire detached bungalows within this area are few and far between and for this reason we strongly recommend early viewing.



**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. 27/05/2026 21:53:01 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.

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### 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.



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**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.

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### 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.

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