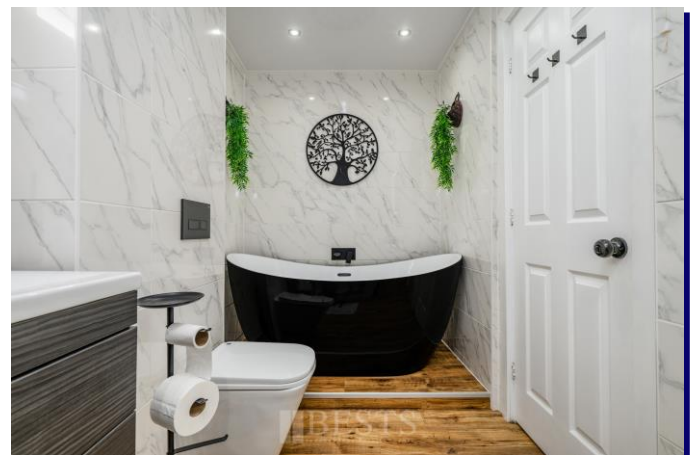


bp5720



45 Moorland Drive
Runcorn
WA7 6HL
3 Bed Detached Bungalow

£250,000

Viewing Advised

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



45 Moorland Drive, Runcorn, Cheshire, WA7 6HL

Updated & Improved Detached Bungalow - Superb Tucked Away Plot - High Specification Finish Throughout - Stunning Kitchen & Bathroom With Free Standing Bath - Flexible Living Space - Runcorn East Location*

Located within the ever popular Burrows Bridge area of Runcorn, Moorland Drive presents a superb opportunity to purchase an updated and improved three bedroom detached bungalow which has been finished to an excellent standard throughout. Occupying a tucked away position which doesn't fully reveal the size of the plot upon approach, this attractive home offers bright, modern and well planned accommodation along with a fantastic garden space which is sure to impress.

Internally, viewers are welcomed into a beautifully presented home where the accommodation offers a versatile layout ideal for a wide range of buyers. The heart of the home is the impressive open plan lounge dining area, creating a superb everyday living and entertaining space which flows naturally into an extended additional reception room. This excellent space provides flexibility depending on individual requirements and is currently arranged as a bedroom. The modern kitchen has been thoughtfully updated and finished to a high specification, featuring Quartz work surfaces, a range of integrated Neff appliances and contemporary fittings which complement the quality found throughout the home. The bathroom is another standout feature, being fully tiled and finished to an excellent standard with a contemporary free standing bath, separate walk in shower enclosure and modern fixtures.

Externally, the position of this bungalow is one to be admired. Whilst the property enjoys a discreet tucked away setting from the initial approach, the plot size only becomes apparent once inside, opening up to reveal a generous wrap around rear garden which provides excellent outside space. To the front, a tarmac driveway provides off road parking and leads to an attached single garage. The local area is another major attraction, with Runcorn East Railway Station just minutes away on foot, making this an excellent choice for commuters. The historic Bridgewater Canal is also just seconds away, offering beautiful scenic walks and outdoor space right on the doorstep. Overall, Moorland Drive is a beautifully presented detached bungalow which combines modern updated accommodation, a high quality finish and a plot which really must be seen to be appreciated. Viewers are welcomed to take a closer look.

Ground 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. 09/06/2026 21:39:15 The content of these sales details are the copyright of Bests Estate Agents.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

The property comprises in more detail as follows;

Entrance Area

Composite double glazed front door opens to open plan entrance area, two built in storage cupboards, tall contemporary style single panel radiator.

Kitchen Area 8' 11" x 8' 2" (2.72m x 2.49m)

Having a range of contemporary style fitted base and wall units with integrated fridge freezer, highline electric oven, integrated five burner gas hob with filter hood above, integrated dishwasher, Quartz working surfaces, inset sink with single side drainer and high neck mixer tap over plus filtered water system, attractive splash back tiling, wood effect flooring, PVC double glazed window to front elevation, concealed wall mounted combination gas central heating boiler, five double power points.



Lounge Area 16' 7" x 10' 10" (5.05m x 3.30m)

PVC double glazed window and French doors to rear elevation, real wood flooring, double panel radiator, ornate style living flame gas fire standing on decorative hearth and back, fitted LED down lighters, one double, two single power points, coved ceiling.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Dining Area 9' 8" x 8' 9" (2.94m x 2.66m)

Real wood flooring, coved ceiling, double panel radiator, one single power point, fitted light well.



Additional Reception Room 10' 7" x 9' 1" (3.22m x 2.77m)

Currently arranged as a bedroom having PVC double glazed window to side elevation, two fitted Velux roof lights, real wood flooring, tall contemporary style double panel radiator, three double power points.



Inner Hallway

Having real wood flooring, single power point, coved ceiling.

Bedroom One 10' 8" x 12' 3" maximum narrowing to 8' 1" (3.25m x 3.73m)

PVC double glazed window to rear elevation, single panel radiator, real wood flooring, fitted LED down lighters, three single power points, access to loft with pull down ladder which is boarded.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Bedroom Two 12' 4" x 8' 6" (3.76m x 2.59m)

PVC double glazed window to side elevation, real wood flooring, two double, one single power points, LED down lighters, single panel radiator.



Bedroom Three 7' 8" x 6' 10" (2.34m x 2.08m)

PVC double glazed window to front elevation, double panel radiator, real wood flooring, two single power points, coved ceiling.

Bathroom

An impressive updated fully tiled room with low level WC, oversized wash hand basin with mixer tap over and vanity storage beneath, fully tiled walk in shower enclosure with mixer shower, waterfall style shower head and additional shower wand, free standing contemporary style bath with mixer tap, fitted mini ceiling down lighters, plumbing and drainage for automatic washing machine, classic style radiator, fitted LED wall mirror, PVC double glazed window to rear elevation, fitted extractor fan.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

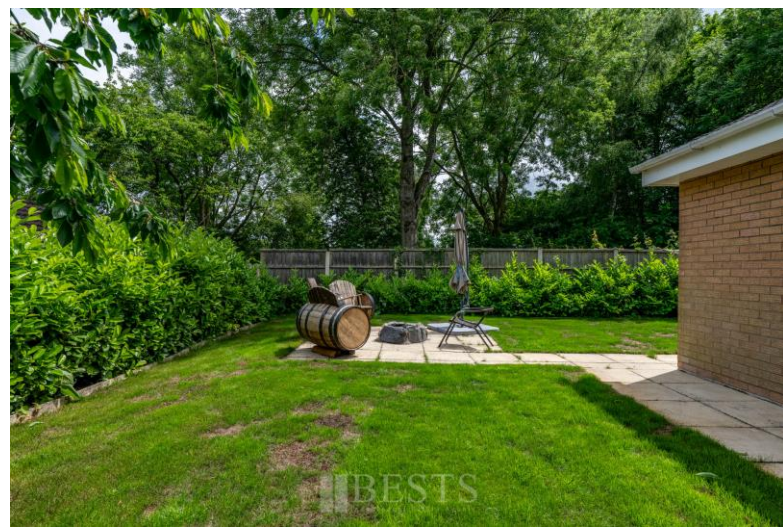


Externally

Property stands in a private corner position being fronted by a tarmac driveway providing off road parking and leading to an attached single garage with electric roller shutter style door, power, light, separate rear access and additional loft space storage. To the rear of the property there is a very reasonable sized wrap around garden with multiple paved patio zones, laid lawn and mature perimeter hedgerows, all enjoying a fairly private aspect being lined by mature trees.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Useful information about this property:

- Deceptive Corner Position
- Large Rear Garden
- Beautiful Kitchen with Neff Appliances and Quartz Work Surfaces
- Stunning Bathroom with Free Standing Bath
- Close to Runcorn East Railway Station
- Extended Additional Reception Room
- Attached Garage
- 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.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.