

bp5711



10 The Copse  
Runcorn  
WA7 2TL  
2 Bed Terrace Bungalow with  
Garage Conversion

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£160,000



## 10 The Copse, Palacefields, Runcorn, Cheshire, WA7 2TL

\*Chain Free - Freehold Tenure - Beautifully Presented - Garage Conversion - Off Road Parking - Tucked Away Position\* Located on The Copse, Palacefields, Runcorn is this beautifully presented two bedroom bungalow which has been updated to a superb modern standard throughout, offering move in ready accommodation within a peaceful tucked away position. Offered for sale with no onward chain and freehold tenure, this attractive bungalow would be perfectly suited to downsizers, retirees or first time buyers who seek a home within a quiet residential setting. Internally, viewers will find bright and modern interiors which have been thoughtfully improved. The lounge offers a comfortable living space whilst the modern kitchen flows into the dining area which makes the most of the former garage, complemented by having a useful utility room off creating a more versatile layout than commonly found in similar bungalows within the area. There is also two bedrooms and a contemporary shower room which features an oversized walk in shower enclosure. The property enjoys a pleasant tree lined aspect to the front whilst a block paved driveway provides valuable off road parking. To the rear viewers will find a fully enclosed garden which benefits from artificial grass and low maintenance landscaping, making it ideal for relaxing or entertaining. The overall presentation of the home allows buyers to simply move straight in and enjoy. The Copse is a popular and quiet residential area within Palacefields, conveniently located for local amenities, transport links and everyday facilities. A superb opportunity to purchase a modernised bungalow in a sought after tucked away position, early viewing is highly recommended. EPC:D(64)



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. 20/05/2026 18:24:16 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### Entrance

PVC double glazed front door opens to hallway, meter & services cupboard, double panel radiator, built-in storage cupboard, fitted mini ceiling downlighters.

### Lounge 13' 10" x 10' 9" (4.21m x 3.27m)

PVC double glazed window to front elevation, four double power points, fitted mini ceiling downlighters, electric fire standing on decorative hearth and back.



**Kitchen 10' 6" maximum x 6' 10" (3.20m x 2.08m)**

Having a range of modern high gloss base and wall units comprising of Single drainer stainless steel sink with mixer tap over, four burner gas hob with electric oven beneath and filter hood above, splash back tiling, integrated fridge, tiled flooring, PVC double glazed window and entrance door to rear elevation, mini ceiling downlighters, three double power points.



**Dining Room 11' 2" x 7' 3" (3.40m x 2.21m)**

Single panel radiator, two double power points, PVC double glazed French doors to rear elevation, mini ceiling downlighters, wood effect laminate flooring.

**Utility Room 7' 9" x 7' 3" (2.36m x 2.21m)**

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, plumbing and drainage for automatic washing machine, two double power points.



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

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

**Bedroom Two Front 9' 10" x 6' 5" (2.99m**  
**x 1.95m)**

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



**Shower Room**

A recently updated room comprising of Low level WC, pedestal wash hand basin and oversized walk in shower enclosure with mixer shower attachment, mini ceiling downlighters, extractor fan, chrome effect heated towel rail, ceramic tiled flooring, loft access.



## Externally

The property occupies a tucked away cul de sac position, fronted by an extensive green space with playing fields beyond, a block paved driveway provides off road parking. Whilst, to the rear there is a fully enclosed garden with artificial themed for ease of maintenance.



### Useful information about this property:

- Chain Free
- Freehold Tenure
- Tucked Away Position With Tree Lined Aspect
- Garage Conversion Creating Dining Room & Utility Room
- Beautifully Presented
- Close To Everyday Amenities
- Off Road Parking
- 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.