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27 Melford Drive
Latham Fields
Runcorn
WA7 5DG
Extended 3 Bedroom Detached Bungalow

Offers in the Region Of £270,000

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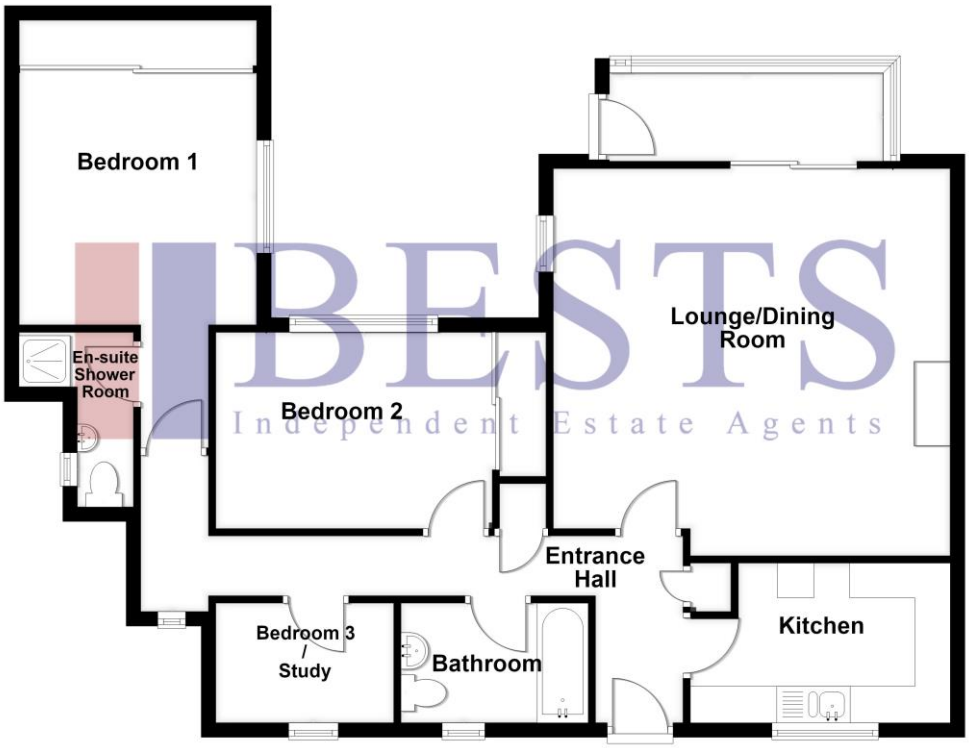
OnTheMarket.com

27 Melford Drive, Latham Fields, Runcorn, Cheshire, WA7 5DG

Extended detached bungalow in a tucked away position Bests Estate Agents are pleased to bring to the open market this extended three bedroom detached bungalow, occupying a particularly pleasant and tucked away position within the popular Latham Fields development in Runcorn, which comprises predominantly bungalow properties. Having been extended to provide more generous living accommodation than many of its neighbouring counterparts, this appealing home is sure to attract those seeking single storey living without compromising on space. Upon entering the property, prospective buyers will find a welcoming entrance hall, a particularly spacious lounge dining room with sliding patio doors leading into a garden room overlooking the rear garden, and a fitted kitchen. The extended main bedroom is of generous proportions and benefits from fitted wardrobes and an en-suite shower room, whilst a second double bedroom also benefits from fitted wardrobes. A smaller third bedroom/study and a separate bathroom complete the accommodation. Externally, the property enjoys an established, low maintenance front garden alongside a block paved driveway providing off road parking. To the rear is a particularly private, enclosed garden with artificial lawn, paved seating areas and established planting, enjoying a pleasant backdrop of mature trees. Combining generous living accommodation, freehold tenure and a quiet position within this sought after development, this appealing bungalow is worthy of closer inspection to fully appreciate both the space and setting on offer.

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. 25/11/2026 13:24:27 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Large Entrance Hallway

PVC double glazed front door opens to a large and welcoming hallway with built in storage cupboards, single panel radiator, coved ceiling, fitted dado rail, one single, one double power point, PVC double glazed window to front elevation, access to loft with pull down ladder.

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Lounge 17' 8" x 17' 5" (5.38m x 5.30m)
An extended room having living flame coal effect gas fire standing on decorative hearth and back, PVC double glazed window to side elevation, double panel radiator, six double power points, coved ceiling, double glazed sliding doors open to Garden room.







Garden Room 12' 4" x 3' 11" (3.76m x 1.19m)
Having PVC double glazed units with entrance door to side elevation.



Kitchen 11' 11" x 7' 3" (3.63m x 2.21m)
Having a range of fitted base and wall units with single drainer stainless steel sink, high neck mixer tap over, electric cooker point, plumbing and drainage for automatic washing machine and dishwasher, tiled floor, splash back tiling, PVC double glazed window to front elevation, three double, one single power points, concealed wall mounted combination gas central heating boiler, coved ceiling.

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Bedroom One Rear 17' 8 maximum'' x 10' 7'' (5.38m x 3.22m)
PVC double glazed picture window to side elevation, extensive built in bedroom furniture with large built in wardrobes having sliding fronts and hanging rails and shelves, fitted ceiling fan, coved ceiling, double panel radiator, two double power points.





En-suite Shower Room
Having low level WC, wash hand basin, fully tiled walk in shower enclosure with wall mounted electric shower, coved ceiling, PVC double glazed window to side elevation, single panel radiator.



Bedroom Two Rear 12' 4'' x 8' 8'' (3.76m x 2.64m)
Having PVC double glazed window to rear elevation, single panel radiator, coved ceiling, built in wardrobes with mirrored sliding fronts, two double power points.

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Bedroom Three/ Study **7' 11" x 5' 9" (2.41m x 1.75m)**
Having PVC double glazed window to front elevation, single panel radiator, coved ceiling, two single power points.

Bathroom
Having a white suite comprising of low level WC, wash hand basin with vanity storage beneath and mixer tap over, panel bath with mixer tap, fully tiled walls, single panel radiator, PVC double glazed window to front elevation, coved ceiling.




Externally
Property stands in an elevated position being fronted by a block paved driveway providing off road parking, whilst a mature perimeter hedgerow surrounds the property. To the rear of the property there is a very reasonable sized fully enclosed garden which is not directly overlooked and having paved patio areas and artificial lawn

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Useful information about this property:

- Extended to Rear
- En Suite Shower Room to Master Bedroom
- Cul De Sac Position
- Popular Latham Fields Development
- Close to Schooling
- Freehold Tenure
- Southwest Facing Rear Garden - Not Overlooked
- 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.

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