

bp5031



31 Plover Drive  
Norton Runcorn  
WA7 6ST  
3 Bed Detached Bungalow –  
Aspect to Canal

Independent Family Owned Estate Agents  
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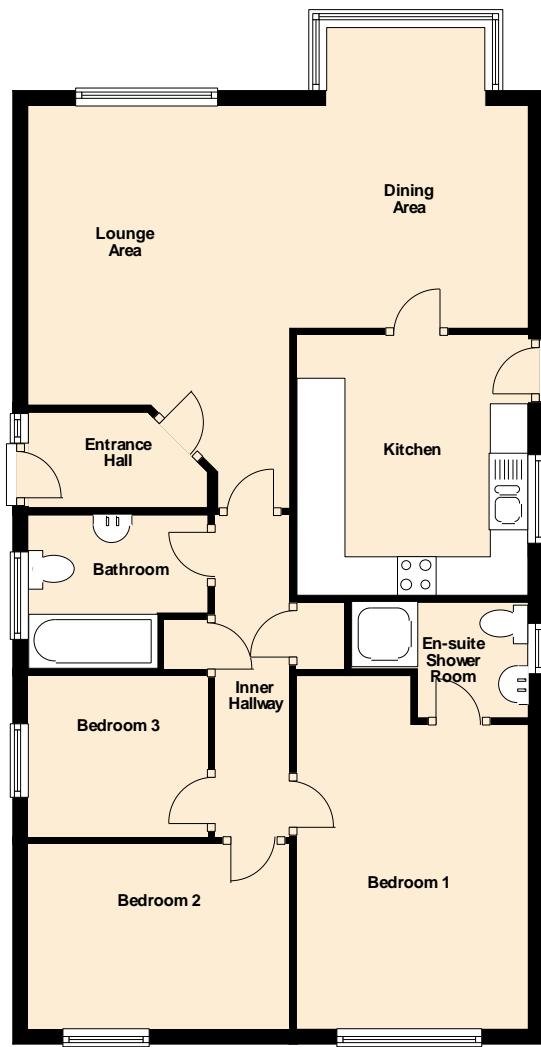
**Offers in the Region  
Of £240,000**



## 31 Plover Drive, Norton, Runcorn, Cheshire, WA7 6ST

\*CANAL VIEWS - CORNER POSITION - SUNNY REAR GARDEN - NO CHAIN\* Nestled in a quiet tucked away position overlooking the Bridgewater canal to the front this three bedroom detached bungalow is brought to the market with the added advantage of NO CHAIN DELAY. This spacious bungalow is perfectly suited to those who seek accommodation arranged over one level with very pleasant views, the area has the advantage of easy access to scenic walks along the canal tow path and is just minutes away by foot to Runcorn East Railway Station. Upon entering the property viewers will find well presented accommodation which benefits from PVC double glazing and gas fired central heating. Briefly consisting of entrance hall, open plan lounge dining area with views over the Bridgewater Canal and separate kitchen off, the inner hallway has us fully storage cupboards, access to the family bathroom and leads to three bedrooms, the master bedroom of which has a en-suite shower room. Externally the property is fronted by a tarmac driveway, lawn garden and detached single garage whilst a very reasonable size garden can be found to the rear which benefits from afternoon sunshine weather permitting. EPC D

### 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](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. 25/08/2021 20:40:46 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, wood effect



laminate flooring, single panel radiator, coved ceiling, one double power point.

### Lounge area 17' 1"max x 10' 11" (5.20m x 3.32m)

PVC double glazed window to front elevation with views over the canal, single panel radiator, coved ceiling, wood effect laminate flooring, three double power points, TV & phone point.

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**Dining area 12' 5" into bay window x 10' 1" (3.78m x 3.07m)**

PVC double glazed bay window to front elevation with canal views, single panel radiator, coved ceiling, wood effect laminate flooring, one double power point.



**Kitchen 10' 11" x 9' 8" (3.32m x 2.94m)**

Having a range of fitted base and wall units with high gloss finish comprising 4 burner gas hob with under oven and filter hood above, plumbing for auto washer, one & half bowl inset acrylic sink with high neck mixer tap over, wall mounted gas central heating boiler, splash back tiling, three double one single power points, single panel radiator, PVC double glazed window and entrance door to side elevation.



**Inner hall way**

Coved ceiling, access to loft, single panel radiator, one double power point, two built in storage cupboards one of which houses an insulated hot water cylinder.

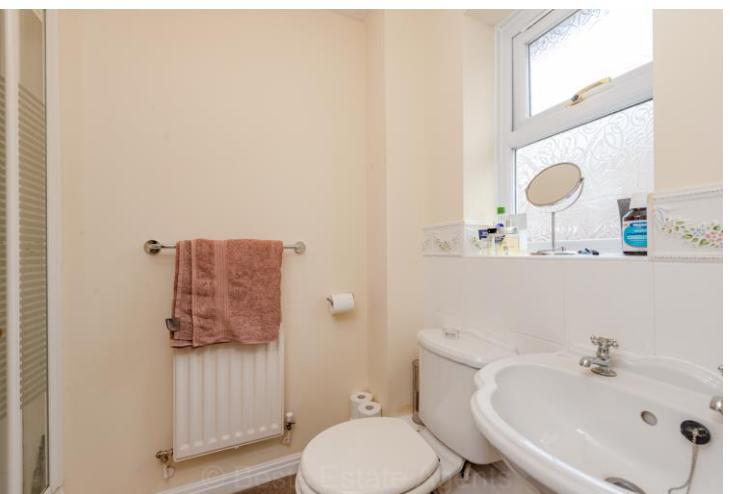
**Bedroom 1 rear 13' 1" x 9' 8" (3.98m x 2.94m)**

PVC double glazed to rear elevation, single panel radiator, three double power points, phone & aerial point.



**En-suite shower room**

Fully tiled walk-in shower enclosure with mixer shower attachment, low level WC, pedestal wash hand basin, PVC double glazed window to side elevation, fitted extractor, single panel radiator, shaver point.



**Bedroom 2 rear 10' 11" x 7' 1" (3.32m x 2.16m)**

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

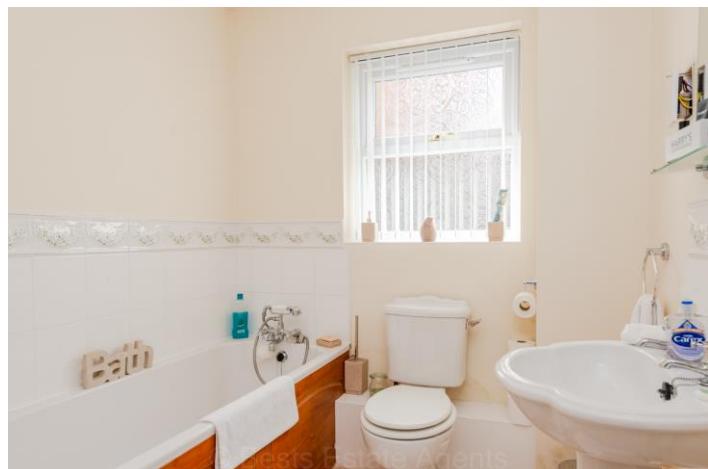
**Bedroom 3 side 7' 7" x 6' 11" (2.31m x 2.11m)**

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



**Family Bathroom**

Having a white 3 piece suite comprising panel bath with telephone style mixer tap, pedestal wash hand basin, low level WC, splash back tiling PVC double glazed window to side elevation, shaver point single panel radiator, fitted extractor fan.



**Externally**

The property is nestled in a corner plot position away from the main thoroughfare enjoying a pleasant aspect towards the Bridge Water canal to the front. Having a tarmac drive way leading to a detached brick built single garage with up and over door power and light. The property is accessed through a wrought iron gate to a lawned garden and paved pathway, whilst to the rear there is a very reasonable sized lawned garden with paved patio area, external water supply, all of which enjoys a fair degree of afternoon sunshine weather permitting.





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### Directions

From our High St office, leave Old town via Delph bridge, taking the 2nd turning left onto the A533 expressway. Continue to follow signs for Manor Park, turning left at the mini roundabout, at the 3rd roundabout turn left onto Windmill Hill Ave East. Continue along and take the left into Plover Drive, the property can be found at the head of the cul de sac on the left hand side.

### Useful Information About This Property:

- VIEWS OVER BRIDGE WATER CANAL TO FRONT
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- SECLUDED CORNER POSITION
- DETACHED SINGLE GARAGE
- EN-SUITE SHOWER ROOM
- Council Tax Band: D

### MONEY LAUNDERING REGULATIONS

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