

bp4905



12 Norton View  
Halton Village - Runcorn  
WA7 2PB  
3 Bed Detached Bungalow With  
Attached Garage

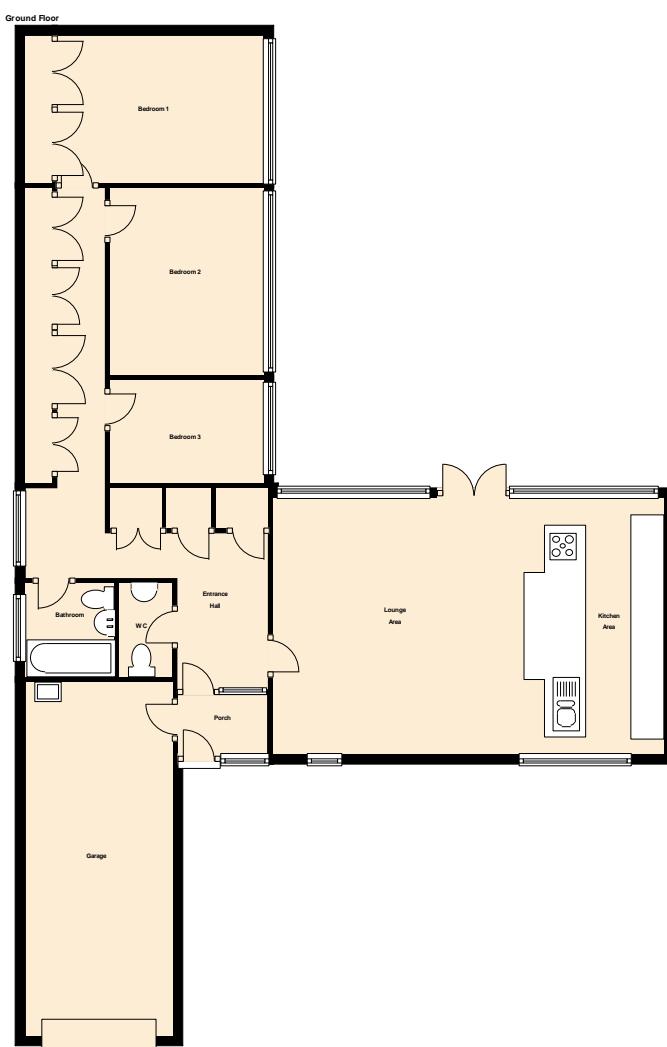
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## 12 Norton View, Halton Village, Runcorn, WA7 2PB

**\*HALTON VILLAGE LOCATION - STUNNING KITCHEN\*** This well proportioned bungalow is located in the very popular and historic Halton Village Area of Runcorn, a central and convenient location with a host of amenities close by. Perfectly suited to those seeking accommodation arranged over one level and although elements of the property would benefit from updating this shouldn't detract from the properties ample appeal. The current owner has installed a quality contemporary style modern kitchen which has built in appliances and quartz working surfaces, this open plan lounge dining and kitchen area is a light and welcoming space with expansive windows overlooking a very pleasant courtyard style rear garden which enjoys a high degree of privacy and a wooded aspect backing on to the Town Park. Off road parking is provided by a paved driveway to the front of the property which leads to a great size garage with plumbing and drainage for white goods. Overall a very pleasant bungalow located in a sought after area offering ample potential. Viewing is highly advised. EPC: D(60)



**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. 05/10/2020 15:56:28 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance**

Double glazed front door opens to storm porch, tiled floor, access to garage, front door opens to central hallway.

### **Entrance Hall**

With all main rooms off, one double and one single panel radiators, one single power point, built-in cupboard housing a floor standing gas central heating boiler, further cupboard housing an insulated hot water cylinder, further five double cupboards which provide ample storage.

## Ground Floor Cloaks

With low level WC., pedestal wash hand basin, fitted extractor.

## Lounge/Dining/Kitchen Area 24' 5" x 16' 1" (7.44m x 4.90m)

Lounge area having wood effect laminate flooring, PVC double glazed window and French doors to rear elevation plus PVC double glazed window to front elevation. contemporary style radiator, two double, two single power points. Kitchen Area : Having a contemporary style fully fitted kitchen with base and wall units comprising: One half bowl stainless sink, high neck mixer tap over, instant hot water facility, built-in high line Neff electric oven and microwave, two hidden popup double power points with USB charging ports, contemporary style splash back, inset induction electric hob, integrated fridge and dishwasher. Contemporary style double radiator, PVC double glazed windows to front and rear elevation. Quartz working surfaces, led down lighters, mounted ceiling flush fitting mounted ceiling extractor fan with lighting, breakfast bar, wood effect laminate flooring.



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### **Bedroom One Rear 13' 0" x 9' 1" (3.96m x 2.77m)**

PVC double glazed window to side elevation, double panel radiator, two single power points, two built-in double wardrobes.

### **Bedroom Two Rear 9' 6" x 11' 8" (2.89m x 3.55m)**

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

### **Bedroom Three Rear 9' 8" x 6' 7" (2.94m x 2.01m)**

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



### **Bathroom**

Having a three piece suite comprising panel bath with electric shower over, pedestal wash hand basin, low level WC, double glazed window to side elevation, single panel radiator. Fully tiled walls, shaver point.



### **Externally**

The property occupies a level plot, fronted by a lawn garden, a wide paved driveway provides off-road parking for several cars, leading to an attached garage with up and over door, power, light and plumbing and drainage for an automatic washing machine, measuring 22' x 9'1". To the rear of the property there is an enclosed patio garden which is not directly overlooked and enjoys a pleasant aspect immediately onto the Town Park.



### **Solar Panels - Please Note**

This property is fitted with solar panels to the front. These have been purchased by our vendor and are not subject to any lease agreements.

### **Useful Information About This Property:**

- HISTORIC HALTON VILLAGE LOCATION
- WELL PROPORTIONED DETACHED BUNGALOW
- CONTEMPORARY NEWLY INSTALLED KITCHEN
- NOT OVERLOOKED TO REAR
- LEVEL PLOT THROUGHOUT
- SOLAR PANNELS FITTED
- SOME PARTIAL UPDATING REQUIRED
- COUNCIL TAX BAND: D

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