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2 Castlefields Avenue East
Runcorn
WA7 2PT
3 Bed Detached House

£240,000

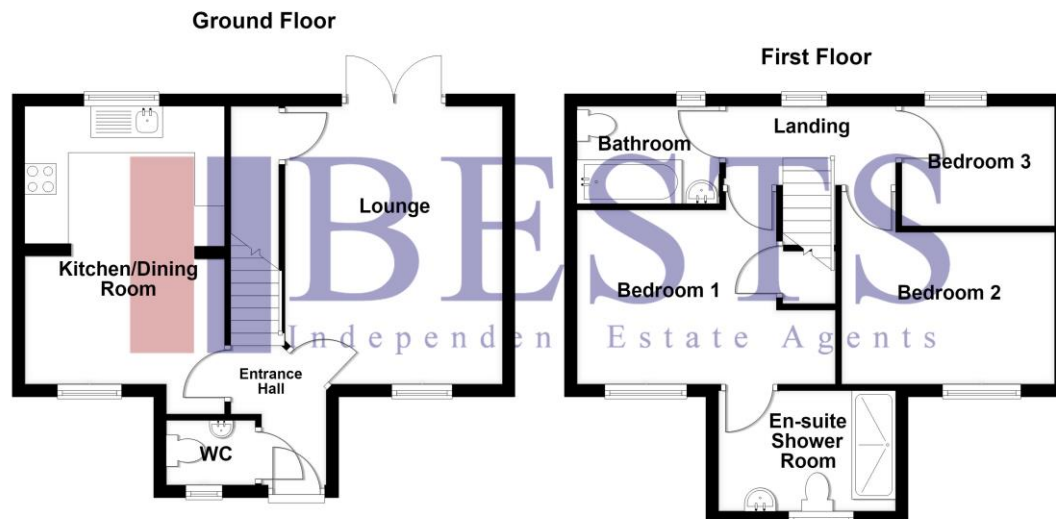
Viewing Advised

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2 Castlefields Avenue East, Castlefields, Runcorn, Cheshire, WA7 2PT

Perfect Family Home - Freehold Tenure - Ground Floor WC & En Suite Shower Room - Chain Free Built in 2018, this attractive three bedroom detached home offers excellent value for families, combining a well planned modern layout with a particularly convenient position close to Phoenix Park, with Town Park beyond. The double fronted design provides plenty of natural light, with both the spacious lounge and kitchen dining room enjoying dual aspects. A ground floor WC adds everyday practicality, while upstairs there are three bedrooms, including a master bedroom with en suite shower room, together with the family bathroom. Outside, a tarmac driveway provides off road parking, while the good sized rear garden offers plenty of space and great potential for a family to make their own. Castlefields Avenue is particularly well positioned for family life, with Phoenix Park providing access to a children's play area, lakeside walks and extensive open spaces. Local schooling and everyday amenities are also within easy reach, while the Mersey Gateway provides convenient access across the wider area. Overall, this is a modern, well proportioned family home offering excellent value in a location ideally suited to family life. EPC B (83)



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. 22/09/2026 21:36:30 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to entrance hallway, single panel radiator, one double power point.

Ground Floor Cloaks

Having low level WC, pedestal wash hand basin with mixer tap over, PVC double glazed window to front elevation, single panel radiator.



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Lounge 14' 8" x 11' 5" (4.47m x 3.48m)

Having PVC double glazed window to front elevation, double panel radiator, four double power points, TV aerial and telephone point, PVC double glazed French doors to rear elevation, built in under stairs storage cupboard.



Kitchen/ Dining Room 16' 3" maximum x 10' 5" (4.95m x 3.17m)

Kitchen area has a range of fitted high gloss base and wall units having single drainer stainless steel sink with mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, three double, one single power points, PVC double glazed window to rear elevation. Dining area has PVC double glazed window to front elevation, double panel radiator, two double power points.



First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to rear elevation, single panel radiator, one double power point.

Bedroom One Front 13' 8" maximum x 10' 3" maximum (4.16m x 3.12m)

Having PVC double glazed window to front elevation, single panel radiator, three double power points, built in storage cupboard, access to loft.

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En-Suite Shower Room

Having low level WC, pedestal wash hand basin with mixer tap over, oversized fully tiled walk in shower enclosure with mixer shower, PVC double glazed window to front elevation, single panel radiator, fitted extractor fan.



Bedroom Two Front **11' 5" x 10' 2" maximum (3.48m x 3.10m)**

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

Bedroom Three Rear **8' 3" x 6' 3" (2.51m x 1.90m)**

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



Family Bathroom

Having a white three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and shower attachment, attractive splash back tiling, single panel radiator, PVC double glazed window to rear elevation, fitted extractor fan.

Externally

Property stands in a prominent position along Castlefields Avenue being fronted by a lawn garden and paved driveway providing ample off road parking. Whilst to the rear of the property there is a very reasonable sized fully enclosed garden with paved patio.



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Useful Information About This Property:

- Attractive Double Fronted Design
- Freehold Tenure
- Chain Free
- Ground Floor WC
- En Suite Shower Room
- Close to Park & Lakeside walks
- B Rated EPC(83)
- Council Tax Band: B

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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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