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46 Irwell Lane
Runcorn
WA7 1RP
2 Bed Terraced House

Offers in the Region Of
£95,000

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



46 Irwell Lane, Runcorn, Cheshire, WA7 1RP

TWO BEDROOM MID TERRACE OFFERING SCOPE TO IMPROVE This two bedroom mid terrace home is located on the perimeter of Runcorn Old Town, conveniently placed to take advantage of local amenities including scenic walks through Wigg Island Nature Reserve which is a minute or two walk away. The property offers ample potential for buyers who seek to undertake a scheme of works to create the perfect home. Consisting of lounge, kitchen and shower room to the ground floor whilst at first floor level there are two double bedrooms, one of which gives access to an additional room which would make a perfect home office or additional bathroom. EPC:TBC



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. 06/02/2024 10:34:33 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

Recently installed double glazed composite front door opens to entrance vestibule.

Lounge 14' 8" x 10' 2" (4.47m x 3.10m)

Glazed door opens to lounge, PVC double glazed window to front elevation, double panel radiator, two single power points, fitted dado rail.

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Kitchen 14' 9" x 11' 1" (4.49m x 3.38m)

Having fitted base and wall units comprising one and a half bowl acrylic style sink, plumbing and drainage for automatic washing machine, four burner gas hob with electric oven beneath, three double and one single power points, double panel radiator, PVC double glazed window to rear elevation, access to useful cellar.



Rear Entrance Hall

PVC double glazed window to rear elevation, built in storage cupboard with insulated hot water cylinder.

Shower Room

Low level WC, pedestal wash hand basin, fully tiled corner walk in shower enclosure with wall mounted electric shower, fully tiled walls, double panel radiator, wall mounted gas central heating boiler, PVC double glazed window to rear elevation.



Bedroom One Front 14' 8" x 10' 2" (4.47m x 3.10m)

PVC double glazed window to front elevation, single panel radiator, one double power point, built in storage cupboard with access to loft.

Bedroom Two Rear 14' 8" x 11' 1" (4.47m x 3.38m)

PVC double glazed window to rear elevation, double panel radiator, one double power point, access to useful dressing room.



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**Possible Third Bedroom 9' 7" x 7' 5"
(2.92m x 2.26m)**

PVC double glazed window to rear elevation, double panel radiator, two double sockets.

Externally

Property is fronted by a forecourt style garden whilst to the rear there is an enclosed yard with separate rear access.



Useful Information About This Property:

- NO CHAIN DELAY
- REQUIRES REFURBISHMENT
- CLOSE TO OLD TOWN
- WIGG ISLAND MINUTES AWAY
- POPULAR LOCATION
- IDEAL INVESTMENT
- EPC:TBC
- COUNCIL TAX BAND: A

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.