

bp5487



2 Old Albert Terrace
Runcorn
WA7 1DB
2 Bed Terraced House

Offers in the Region Of
£130,000

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2 Old Albert Terrace, Runcorn, Cheshire, WA7 1DB

LARGER THAN AVERAGE MID TERRACE HOME - HUGE POTENTIAL - TUCKED AWAY POSITION Old Albert Terrace is nestled at the end of Thomas St, Runcorn Old Town having a wealth of amenities all within walking distance. This particular row of terrace homes offer a little more than the typical property within this popular area. Upon entering the home it is clear to see this footprint offers much larger proportions than commonly found in this area, a large and welcoming hallway gives access to a lounge, dining room and kitchen along with a useful cellar area, at first floor level there are two bedrooms, the master of which has been sub divided to create two separate areas whilst there are also two bathrooms. The property has previously been used as a four bedroom HMO investment and offers huge potential for both owner occupiers to create a stunning period home or investors who seek a property of this type. Externally a good sized garden fronts the property. Whilst an enclosed yard with useful additional room, perfect for a home office conversion or workshop can be found. EPC:D(57)



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. 31/07/2024 15:04:08 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Hallway

PVC double glazed front door opens to large welcoming hallway with original coving, fitted picture rail, fitted dado rail, double panel radiator, one double power point, access to useful cellar.

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Lounge 14' 3" x 12' 6" (4.34m x 3.81m)

PVC double glazed window to front elevation, coved ceiling, double panel radiator, three double power points.



Dining Room 12' 3" x 10' 4" (3.73m x 3.15m)

PVC double glazed window to rear elevation, double panel radiator, fitted picture rail, two double power points.

Kitchen 15' 5" x 9' 9" (4.70m x 2.97m)

Having fitted base and wall units with single drainer stainless steel sink, gas cooker point, splash back tiling, concealed wall mounted boiler, PVC double glazed window to side elevation, three double power points, double panel radiator, fitted extractor fan, entrance door to rear entrance vestibule with double power point, window to rear elevation, access to fully enclosed yard.

Cellar 12' 3" x 11' 3" (3.73m x 3.43m)

Having two double panel radiators, four double power points, fitted mini ceiling down lighters, meters and services.



First Floor Landing

Turn staircase from hall to first floor landing, double power point, access to loft.

Bedroom One Front 18' 8" x 12' 5" (5.69m x 3.78m)

Room has been sub divided to provide two separate areas with PVC double glazed windows to front elevation, two single panel radiators, four double power points, fitted picture rail.

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Bedroom Two Rear 13' 11" x 12' 3"
(4.24m x 3.73m)

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

Bathroom One

Having a fitted white suite with low level WC, panel bath with fitted glass shower screen and mixer shower over, pedestal wash hand basin, window to side elevation, single panel radiator.

Bathroom Two

Low level WC, pedestal wash hand basin, panel bath with mixer shower over, fitted glass shower screen, PVC double glazed window to rear elevation, fitted extractor fan.



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Externally

Property forms part of a row of substantial large terraced properties being fronted by an excellent sized garden area with ample potential whilst to the rear there is a fully enclosed yard with separate rear access and a useful brick built room which would be perfect for conversion to a workshop/ home office/ garden bar.

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Useful Information About This Property:

- FORMER FOUR BEDROOM HMO
- MUCH LARGER THAN AVERAGE MID TERRACE HOME
- TUCKED AWAY POSITION
- GARDEN TO FRONT AND YARD TO REAR
- HUGE POTENTIAL
- CONVENIENT OLD TOWN LOCATION
- NO CHAIN DELAY
- COUNCIL TAX BAND: B

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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