

bp5523



24 Balfour Street
Runcorn
WA7 4PH
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

24 Balfour Street, Runcorn, Cheshire, WA7 4PH

TWO BEDROOM MID TERRACE - CLOSE TO OLD TOWN AND STATION - NO CHAIN DELAY A two bedroom mid terrace home brought to the market with the benefit of having NO CHAIN DELAY making it an excellent choice for those who are looking for their first home or an investment property. The property stands along Balfour St, perfectly placed between both Runcorn Old Town and Runcorn Hill along with having Runcorn Railway Station minutes away by foot. Retaining many period features with scope to apply your own stamp this mature home briefly consists of an entrance hallway, lounge, dining room and kitchen to the ground floor whilst the first floor landing give's access to two bedrooms and a bathroom. Externally, an enclosed yard can be found to the rear. 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. 16/04/2025 10:14:28 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, coved ceiling, fitted dado and picture rail, double panel radiator, one single power point.

Lounge 11' 1" x 10' 3" (3.38m x 3.12m)

Two PVC double glazed windows to front elevation, coved ceiling, fitted dado and picture rail, built in Alcove cabinetry, coal effect living flame period style fire place, wood effect laminate flooring, two double power points, meters and services cupboard.

Dining Room 12' 9" x 10' 7" (3.88m x 3.22m)

PVC double glazed window to rear elevation, double panel radiator, fitted picture and dado rail, period style open fire, period style built in alcove cabinetry, one double power point, built in under stairs storage cupboard.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Kitchen 9' 0" x 7' 4" (2.74m x 2.23m)

Having fitted base and wall units comprising single drainer stainless steel sink, four burner gas hob, splash back tiling, PVC double glazed entrance door to side elevation and window to side elevation, wall mounted gas central heating boiler, one double and one single power point.

First Floor Landing

Stairs from entrance hall to first floor landing, fitted wall light, access to loft, fitted dado rail, single power point, double panel radiator.



Bedroom One Front 13' 4" x 11' 2" (4.06m x 3.40m)

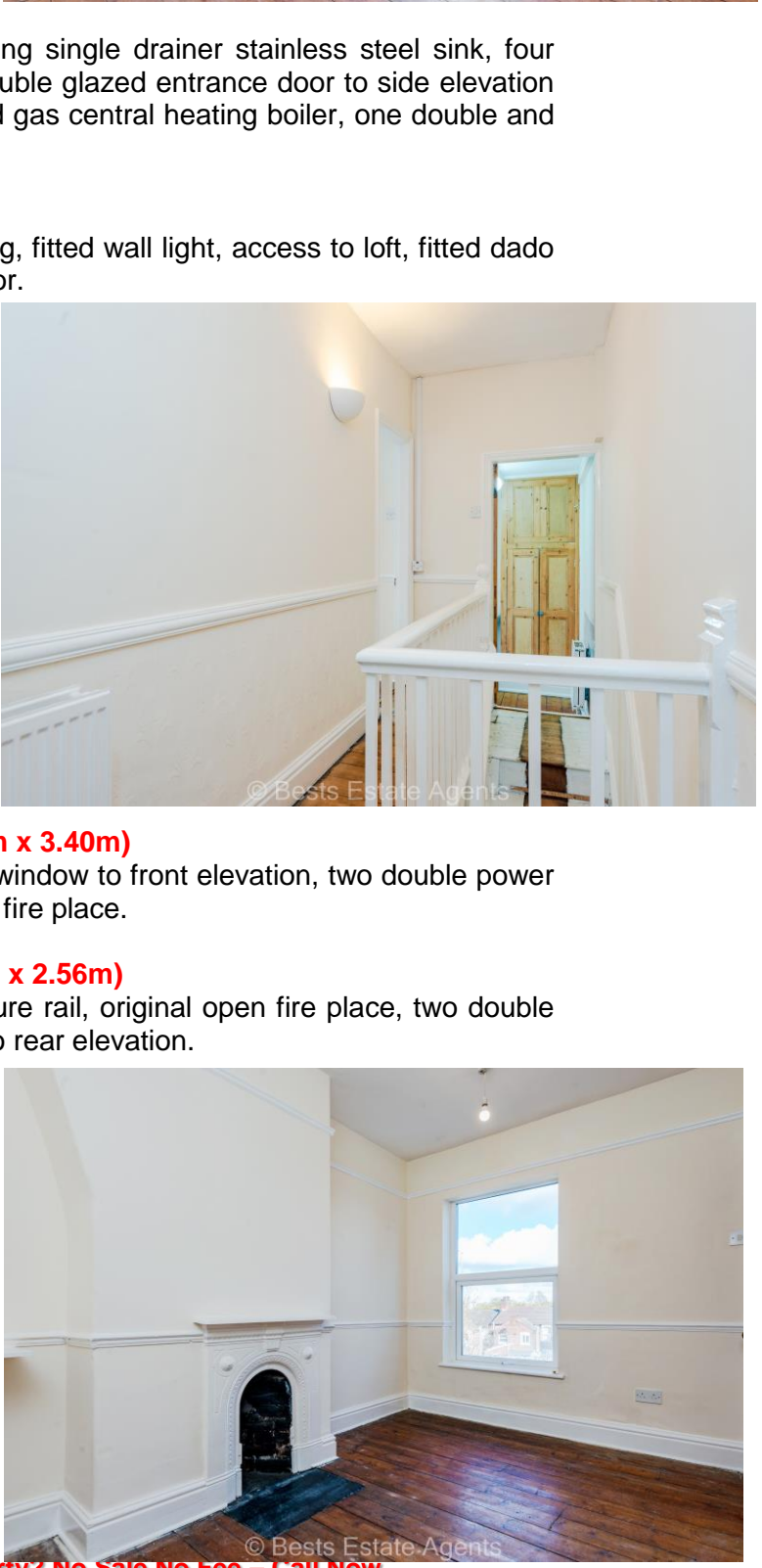
Double panel radiator, PVC double glazed window to front elevation, two double power points, fitted alcove cabinetry, original open fire place.

Bedroom Two Rear 12' 10" x 8' 5" (3.91m x 2.56m)

Double panel radiator, fitted dado and picture rail, original open fire place, two double power points, PVC double glazed window to rear elevation.



Bedroom Two Rear 12' 10" x 8' 5" (3.91m x 2.56m)



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Bathroom

Having a white suite with low level WC, pedestal wash hand basin and cast iron bath with electric shower over, PVC double glazed window to side elevation, double panel radiator, built in storage cupboard housing insulated hot water cylinder.

Externally

To the rear of the property there is an enclosed yard and separate rear access and useful brick built store.



Useful Information About This Property:

- CONVENIENT AREA
- CLOSE TO STATION
- NO CHAIN DELAY
- IDEAL INVESTMENT OR FIRST HOME
- FIRST FLOOR BATHROOM
- ENTRANCE HALL
- ORIGINAL FEATURES
- 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.