

bp5546



140 Halton Brook Avenue  
Runcorn  
WA7 2RA  
2 Bed Semi Detached House

**£160,000**

**Viewing Advised**

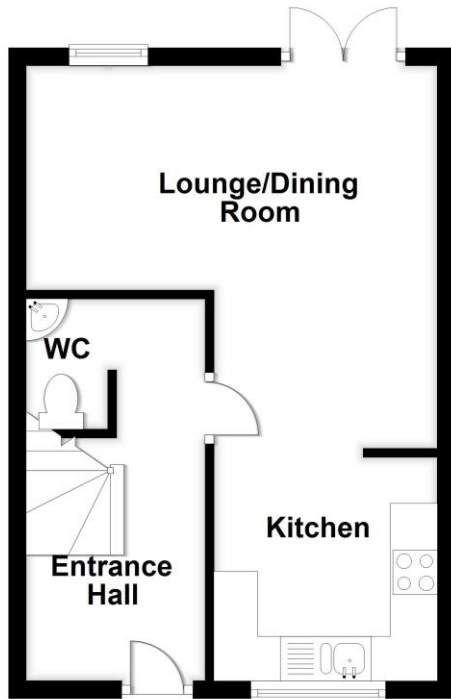
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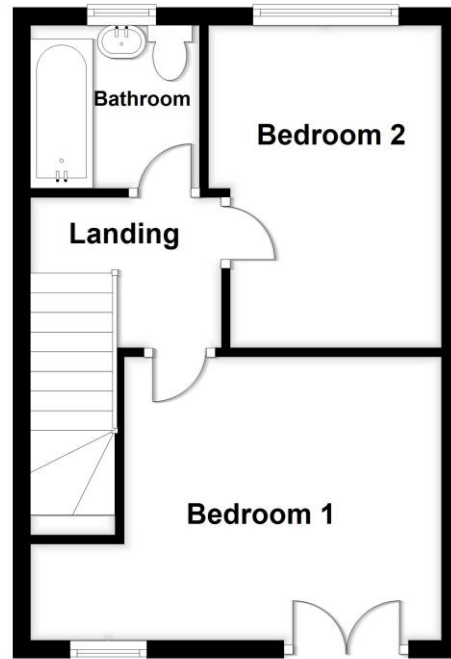
## 140 Halton Brook Avenue, Halton Brook, Runcorn, Cheshire, WA7 2RA

This modern two-bedroom semi detached home is an excellent choice for first time buyers or those looking to downsize. Offering freehold tenure and a central location, the property provides convenient access to everyday amenities, schools, and the Mersey Gateway. The ground floor features a welcoming entrance hallway with a WC and an open plan kitchen and living area that benefits from a bright, dual aspect layout. On the first floor, there are two bedrooms, including a master bedroom with a charming Juliet balcony, as well as a family bathroom. Externally, the property boasts low maintenance gardens to the front and rear, while a tarmac driveway at the rear offers parking for two cars. EPC: TBC

**Ground Floor**



**First Floor**



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. 27/01/2025 19:15:20 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 hallway, wood effect laminate flooring, one double power point, telephone extension point, double panel radiator.



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### Ground Floor Cloaks

Low level WC, wash hand basin, wood effect vinyl flooring, single panel radiator, fitted extractor fan.

### Lounge/ Dining Area 14' 2 maximum" x 15' 2 maximum" (4.31m x 4.62m)

An L shaped room having wood effect laminate flooring, PVC double glazed French doors and window to rear elevation, double panel radiator, six double power points.



### Kitchen 8' 3" x 8' 1" (2.51m x 2.46m)

Having high gloss fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, concealed wall mounted combination gas central heating boiler, splash back tiling, three double and two single power points, plumbing and drainage for automatic washing machine, double panel radiator, wood effect laminate flooring, PVC double glazed window to front elevation.

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### First Floor Landing

Stairs from entrance hall to first floor landing, wood effect laminate flooring, one double power point.

### Bedroom One Front 15' 1 maximum" x 10' 6" (4.59m x 3.20m)

PVC double glazed window and Juliet balcony to front elevation, single panel radiator, three double power points, access to loft.



### Bedroom Two Rear 12' 1" x 8' 5" (3.68m x 2.56m)

PVC double glazed window to rear elevation, single panel radiator, wood effect flooring, three double power points.

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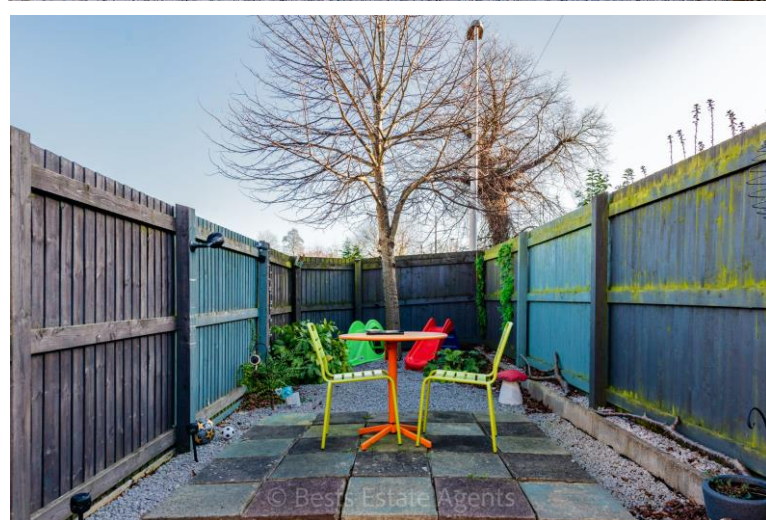
## Bathroom

Low level WC, pedestal wash hand basin and panel bath with electric shower over, attractive splash back tiling, fitted shaver point, single panel radiator, PVC double glazed window to rear elevation, fitted extractor fan, tile effect flooring.



## Externally

Property stands in a prominent corner position at the head of Halton brook avenue being fronted by a low maintenance garden whilst to the rear there is a fully enclosed very reasonably sized garden themed for low maintenance whilst a tarmaced driveway can be found at the rear of the property.



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**Useful Information About This Property:**

- GROUND FLOOR WC
- FREEHOLD TENURE
- IDEAL FIRST HOME
- JULIET BALCONY TO MASTER BEDROOM
- PARKING TO REAR
- CENTRAL LOCATION
- CLOSE TO SCHOOLING
- COUNCIL TAX BAND: A

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