

bp5550



30 Byron Street
Runcorn
WA7 5BX
2 Bed Terraced House

Offers in Excess of
£90,000

Independent Family Owned Estate Agents
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30 Byron Street, Runcorn, Cheshire, WA7 5BX

PERFECT FIRST HOME/INVESTMENT PURCHASE CLOSE TO RUNCORN RAILWAY STATION This TWO bedroom mid terrace property has been recently redecorated along with new floor coverings making it ready to move in for any prospective buyer/tenant. Located within an established and popular area which has amenities and Runcorn Railway Station minutes away. The property benefits from having PVC double glazing along with combination gas central heating and has to added advantage of NO CHAIN DELAY. Consisting of a traditional terrace design with two reception rooms, kitchen and bathroom to the ground floor whilst TWO DOUBLE BEDROOMS are found at first floor level.

EPC:D(62)



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. 25/03/2025 12:49:43 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed front door opens to : Entrance vestibule, wood effect laminate flooring.

Lounge 11' 5" x 10' 4"max (3.48m x 3.15m)

PVC double glazed window to front elevation, wood effect laminated flooring, built in cupboard with meter services, under stairs storage area, two double, one single power points, coved ceiling, single panel radiator.

Dining Room 12' 3" x 11' 5" (3.73m x 3.48m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window to rear, two double, one single power points.

Kitchen 12' 2" x 5' 6" (3.71m x 1.68m)

Having fitted units comprising: One half bowl single drainer stainless steel sink, high neck mixer tap over, gas cooker point, splash back tiling, plumbing and drainage for automatic



washing machine, three double power points, PVC double glazed window to side elevation, double panel radiator.

Rear Vestibule

Having PVC double glazed door to side elevation.

Bathroom

Low level WC, wash hand basin, panel bath with mixer tap over, wall mounted electric shower, splash back tiling, single panel radiator, coved ceiling, PVC double glazed window to side elevation.



First Floor Landing

Access to loft,

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Bedroom One Front 11' 4" x 10' 2" (3.45m x 3.10m)

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

Bedroom Two Rear 12' 3" x 11' 5" (3.73m x 3.48m)

PVC double glazed window to rear elevation, single panel radiator, built in storage



cupboard, one double, one single power points, further built in storage cupboards one housing an wall mounted combi gas central heating boiler.,

Externally

To the rear there is an enclosed yard with separate access.

Useful Information About This Property:

- IDEAL INVESTMENT PROPERTY
- CLOSE TO RUNCORN STATION
- RECENTLY REDECORATED WITH NEW FLOORING
- PVC DOUBLE GLAZING
- COMBINATION GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- TWO DOUBLE BEDROOMS
- 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.

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