

bp5551



89 The Hove  
Runcorn  
WA7 6EE  
3 Bed End Terraced House

**£130,000**

**Viewing Advised**

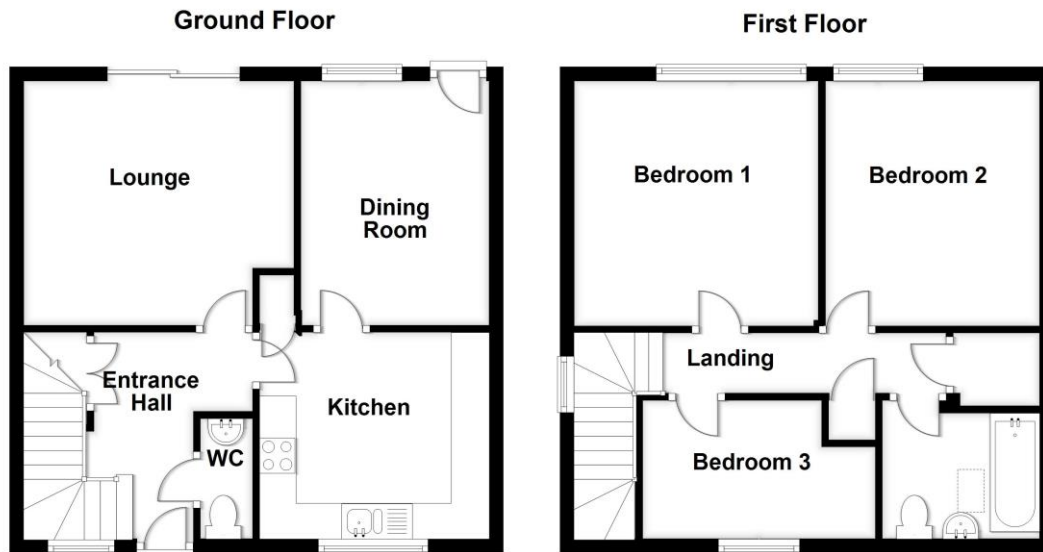
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## 89 The Hove, Murdishaw, Runcorn, Cheshire, WA7 6EE

**\*WELL LOVED THREE BEDROOM END OF TERRACE - CONVENIENT LOCATION - NO CHAIN\*** This three bedroom end of terrace home has been lovingly maintained throughout its ownership and would be perfectly suited to first time buyers and buy to let investors alike. Brought to the market with **NO CHAIN DELAY** these deceptively spacious homes offer excellent value and benefit from a ground floor WC and good size third bedroom. Located within a popular and established area with schooling for all ages just seconds away on foot makes it the perfect choice for those with young growing families. PVC double glazing is installed whilst a 'worcester' combi boiler warms the property. Internal inspection can only reveal the potential this property has to offer so arrange your viewing today! 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](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. 08/04/2025 14:14:57 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### Entrance Hall

Canopied entrance with bin store, PVC double glazed front door opens to spacious entrance hall, PVC double glazed window to front elevation, wood effect laminate flooring, built in under stairs storage cupboard, double panel radiator, one single power point.

### Ground Floor Cloaks

Low level WC and wash hand basin, fitted extractor fan, fully tiled walls.



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**Lounge 12' 9" x 11' 3" (3.88m x 3.43m)**

Wood effect laminate flooring, PVC double glazed sliding patio doors to rear elevation, two double power points, double panel radiator.

**Dining Room 11' 3" x 8' 6" (3.43m x 2.59m)**

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



**Kitchen 10' 9" x 9' 8" (3.27m x 2.94m)**

Having a range of fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, four burner gas hob with filter hood above, high line electric double oven, integrated freezer, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, PVC double glazed window to front elevation, one double and one single power points, double panel radiator, built in storage cupboard.



**First Floor Landing**

Stairs from entrance hall to first floor landing, one single power point, two built in storage cupboards.

**Bedroom One Rear 11' 5" x 11' 4" (3.48m x 3.45m)**

PVC double glazed window to rear elevation, single panel radiator, one double power point.

**Bedroom Two Rear 11' 4" x 9' 11" (3.45m x 3.02m)**

PVC double glazed window to rear elevation, single panel radiator, one double power point.



**Bedroom Three Front 11' 6 maximum" x 6' 8" (3.50m x 2.03m)**

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

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## Bathroom

Having a three piece suite comprising low level WC, pedestal wash hand basin and panel bath with fitted glass shower screen and electric shower over, fully tiled walls, fitted roof light, single panel radiator.



## Externally

Property is fronted by a forecourt style lawn garden whilst to the rear there is a reasonable sized fully enclosed garden with laid lawn which is not directly overlooked and enjoys a pleasant west facing aspect.



## Tenure

This property is freehold. The property does have a monthly ground maintenance charge of £39.27.

## Useful information about this property:

- GROUND FLOOR WC
- PRIMARY AND SECONDARY SCHOOLING CLOSE BY
- IDEAL FIRST OR SECOND HOME
- NO CHAIN
- POPULAR AREA
- PARKING TO REAR
- FREEHOLD TENURE
- 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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