

bp5555



43 Irwell Lane
Runcorn
WA7 1RP
2 Bed Terrace House

Offers in Excess of
£145,000

Independent Family Owned Estate Agents
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43 Irwell Lane, Runcorn, Cheshire, WA7 1RP

LARGER THAN AVERAGE MID TERRACE - STUNNING FIRST FLOOR BATHROOM - MUST SEE! Positioned along Irwell Lane is this, larger than average two bedroom terrace home which is brought to the market with NO CHAIN DELAY. Having Wigg Island nature reserve just minutes away by foot along with schooling and everyday amenities in Runcorn Old Town. The current owner has implemented a scheme of improvements which has given this mature home a perfect blend of modern contemporary style whilst retaining its period features and charm. Being of a larger than average design means that the accommodation provides an entrance hallway, two spacious reception rooms and an impressive kitchen breakfast room at ground floor level. Whilst, the first floor landing gives access to two great size bedrooms and the recently updated bathroom, a beautifully finished room with modern free standing roll top bath, large separate walk in shower all fitted with quality fittings, a truly stunning room. Externally, a small forecourt fronts the property which has wrought iron fence and gate. To the rear there is an enclosed yard with separate rear access, all fully paved and enjoying a fairly private aspect. A charming period home well worthy of closer inspection, 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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 21/02/2025 09:19:45 The content of these sales details are the copyright of Bests Estate Agents.

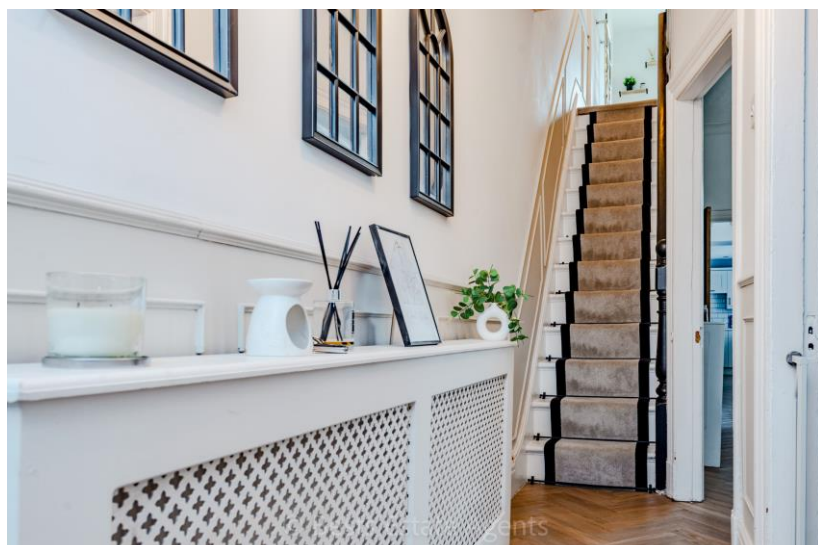
The property comprises in more detail as follows;

Entrance

Recently installed Composite front door opens to : Entrance hall, half panelling to walls, single panel radiator, coved ceiling.

Dining Room 12' 2" x 11' 10" (3.71m x 3.60m)

PVC double glazed bay window to front elevation, single panel radiator, built-in alcove cabinetry, decorative fire surround, coved ceiling with original ceiling rose, four double power points.



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Lounge 14' 10" Max x 12' 5" Max (4.52m x 3.78m)

PVC double glazed window to rear elevation, coved ceiling, decorative fire surround, built-in cabinetry, two double power points, single panel radiator.



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Kitchen 24' 7" x 8' 0" Average (7.49m x 2.44m)

An impressive sized room having fitted base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, inset four ring electric hob, filter hood above. highline electric double oven, intergraded fridge/freezer washing machine & dishwasher, splash back tiling, five double. one single power points, double panel radiator, mini ceiling downlighters, two PVC double glazed windows and entrance door to side elevation. Access to useful cellar.



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First Floor Landing

Stairs from entrance hall to first floor landing, access to loft, single power point.

Bedroom One Front 15' 6" x 12' 3" (4.72m x 3.73m)

Two PVC double glazed windows to front elevation, period style decorative style fire surround, three double power points, period style cast iron radiator, wood panelled feature wall.



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Bedroom Two Rear 13' 4" x 10' 8" (4.06m x 3.25m)

PVC double glazed window to rear elevation, single panel radiator, one double, one single power points, decorative period style fire surround, half panelling to walls,

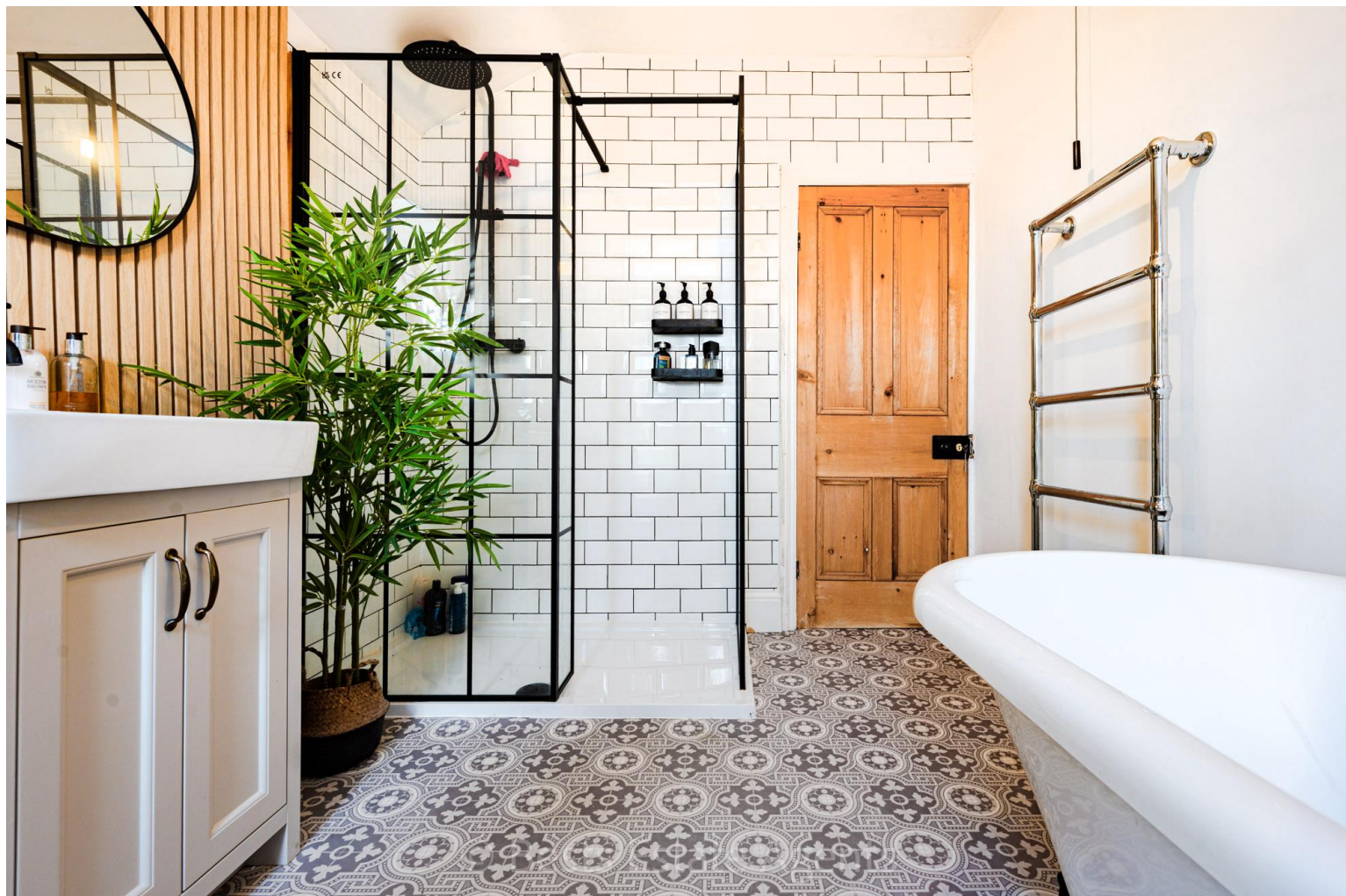


Bathroom

An impressive recently up-date room comprising: Low level WC, wash hand basin, mixer tap over, vanity storage beneath, modern contemporary style bath with clawed feet, free standing mixer tap with shower attachment, oversized fully tiled walk-in shower enclosure, wall mounted mixer shower, waterfall shower head, additional shower wand. Acoustic wall panelling, chrome effect heated towel rail, PVC double glazed window to rear elevation.



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Externally

The property is fronted by a small forecourt garden with wrought iron fence and gate. To the rear there is a fully paved enclosed yard.

Useful information about this property:

- BEAUTIFUL UPDATED FIRST FLOOR BATHROOM
- IMPRESSIVE SIZED KITCHEN BREAKFAST ROOM
- ENTRANCE HALLWAY
- CLOSE TO OLD TOWN
- NAUTRE RESERVE MINUTES AWAY ON FOOT
- NO CHAIN DELAY
- LEASEHOLD TENURE
- COUNCIL TAX BAND: A

MONEY LAUNDERING REGULATIONS**Can I see your passport/driving licence or utility bill please?**

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