

bp5580



5 Tolleson Road  
Runcorn  
WA7 2RX  
2 Bed Semi Detached House

**£170,000**

**Viewing Advised**

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## 5 Tolleson Road, Runcorn, Cheshire, WA7 2RX

**\*MODERN TWO BED SEMI - GROUND FLOOR WC - EXCELLENT POSITION - B RATED EPC\*** This modern two bedroom semi detached property stands in an excellent position overlooking a pleasant tree lined brook. Being constructed in late 2018 this modern development would make an ideal choice for first time buyers, having great walks close by and easy access to major road networks. Consisting of an entrance vestibule, lounge and kitchen dining room with storage and ground floor WC whilst at first floor level there are two double bedrooms and a modern bathroom. Externally a tarmac driveways provides off road parking for two vehicles whilst the pleasant rear garden has paved patio, laid lawn and enjoys a tree lined aspect. EPC:B(83)



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. 14/04/2025 09:30:34 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Vestibule**

Composite double glazed front door opens to Entrance vestibule, wood effect flooring, PVC double glazed window to front elevation, single panel radiator, one double power point.

### **Lounge 12' 9" x 12' 1" (3.88m x 3.68m)**

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

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### **Kitchen/Dining Room 12' 1" x 12' 4' maximum (3.68m x 3.76m)**

Kitchen area has a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, double panel radiator, PVC double glazed window and French doors to rear elevation, four double, two single power points, concealed wall mounted combination gas central heating boiler, built in storage cupboard.

### **Ground Floor Cloaks**

Low level WC, pedestal wash hand basin with mixer tap over, PVC double glazed window to side elevation, single panel radiator.

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### First Floor Landing

Stairs from hall to first floor landing, single panel radiator, one double power point, access to loft.

### Bedroom One Rear 12' 1" x 8' 10" (3.68m x 2.69m)

PVC double glazed window to rear elevation, double panel radiator, three double power points.

### Bedroom Two Front 8' 9" x 12' 2" (2.66m x 3.71m)

PVC double glazed window to front elevation, single panel radiator, three double power points, built in storage cupboard.



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### Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and mixer shower over, attractive splash back tiling, single panel radiator, fitted extractor fan, PVC double glazed window to side elevation.

### Externally

Property forms part of Tolleson Road in a very pleasant position having a tarmacked driveway and laid lawn garden to the front all of which enjoys a very pleasant open green aspect whilst to the rear there is a fully enclosed reasonable size garden with paved patio and laid lawn all of which enjoys a pleasant tree lined aspect.



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**Useful information about this property:**

- EXCELLENT FIRST HOME
- CLOSE TO SCHOOLING
- GREAT WALKS CLOSE BY
- BUILT IN LATE 2018
- OFF ROAD PARKING
- BEAUTIFUL ASPECT TO FRONT
- GROUND FLOOR WC
- COUNCIL TAX BAND: B

**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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