

BP5590



11 Sea Lane
Runcorn
WA7 5NG
1 / 2 Bedroom Terrace House

£75,000

Viewing Advised

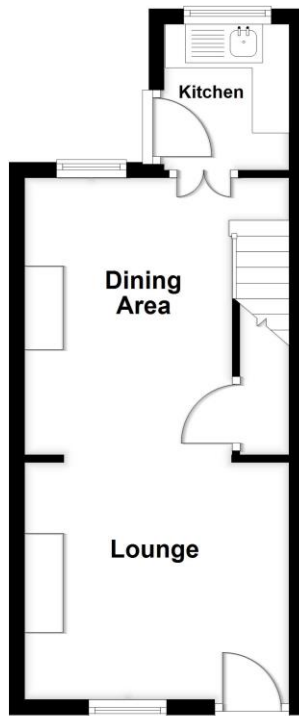
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11 Sea Lane, Runcorn, Cheshire, WA7 5NG

***MID TERRACE HOME IN POPULAR LOCATION - AMPLE POTENTIAL - NO CHAIN ***
Standing along Sea Lane, Runcorn is this one/two bedroom mid terrace home which offers ample scope for buyers to apply their own stamp. This popular location is close to amenities and has scenic canal walks close by along with easy access to the Mersey Gateway and M56. Consisting of an open plan lounge dining area with kitchen off whilst the first floor has a good size bedroom, bathroom and an additional room which was previously arranged as a bedroom but would also make an excellent office space. The rear yard enjoys a west facing aspect and there is also access to a communal area at the rear. 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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 22/05/2025 20:01:02 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Lounge 11' 3" x 10' 1" (3.43m x 3.07m)

Composite double glazed front door opens to Lounge, wood effect flooring, double panel radiator, meters and services cupboard, PVC double glazed window to front elevation, three double power points.



Dining Area 11' 9" x 8' 10" (3.58m x 2.69m)

Wood effect flooring, single panel radiator, PVC double glazed window to rear elevation, two double power points, built in under stairs storage cupboard.

Kitchen 7' 2" x 5' 5" (2.18m x 1.65m)

Having fitted base and wall units, single drainer stainless steel sink, plumbing and drainage for automatic washing machine, gas cooker point, tiled floor, PVC double glazed window and entrance door.



First Floor Landing

Stairs from dining room to first floor landing.

Bedroom One Front 11' 6" x 10' 0" (3.50m x 3.05m)

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

Study/Bedroom Two Rear 11' 6" x 4' 4" (3.50m x 1.32m)

PVC double glazed window to rear elevation, wall mounted combination gas central heating boiler, two double power points, single panel radiator.



Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and shower attachment, fitted glass shower screen, splash back tiling, fitted extractor fan.

Externally

To the rear of the property there is an enclosed yard with brick built storage access to a communal drying area to the rear.



Useful information about this property:

- NO CHAIN DELAY
- POPULAR LOCATION
- AMPLE SCOPE
- COMMUNAL AREA TO REAR
- CLOSE TO CANAL SIDE WALKS
- IDEAL INVESTMENT
- FREEHOLD TENURE
- COUNCIL TAX BAND: A

MONEY LAUNDERING REGULATIONS

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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.