

bp5598



3 Lightburn Street
Runcorn
WA7 4PD
2 Bed Terrace House

Offers in Excess of
£80,000

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3 Lightburn Street, Runcorn, Cheshire, WA7 4PD

REFURBISHMENT OPPORTUNITY - CHAIN FREE - CLOSE TO STATION This two bedroom mid terrace home presents a fantastic refurbishment opportunity in a sought after Higher Runcorn location. Conveniently situated within walking distance of Runcorn Railway Station and the scenic Runcorn Hill, the property offers outstanding potential for buyers ready to invest in a transformation project. The ground floor features an entrance vestibule, two reception rooms, a morning room, and a kitchen, offering flexible space to reimagine and modernise. Upstairs, you'll find two double bedrooms, a bathroom, and an additional room ideal for conversion into a utility room. This chain free property is perfect for buyers looking to add value and create their dream home. Early viewing is highly recommended to appreciate the potential on offer. EPC:D(55)



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. 12/06/2025 10:01:08 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Recessed Entrance

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

Lounge 13' 2" x 11' 3" (4.01m x 3.43m)

Wood effect laminate flooring, single panel radiator, meters and services cupboard, PVC double glazed window to front elevation, four double power points.

Dining Room 13' 2" x 11' 10" (4.01m x 3.60m)

PVC double glazed window to rear elevation, wood effect laminate flooring, living flame coal effect gas fire standing on decorative surround, double panel radiator, two double, two single power points, under stairs storage cupboard, coved ceiling.

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Breakfast Area 10' 2" x 7' 6" (3.10m x 2.28m)

PVC double glazed French doors to side elevation, wood effect laminate flooring, double panel radiator, wall mounted combination gas central heating boiler, coved ceiling.



Kitchen 6' 4" x 7' 0" (1.93m x 2.13m)

Having fitted base and wall units, single drainer stainless steel sink, four burner gas hob, under counter oven, tiled floor, plumbing and drainage for automatic washing machine, PVC double glazed window to side elevation, two double, one single power points.



First Floor Landing

Access to loft.

Bedroom One Rear 13' 2 into fitted wardrobes " x 11' 11" (4.01m x 3.63m)

Wood effect laminate flooring, double panel radiator, PVC double glazed window to rear elevation, fitted wardrobes with mirror fronted sliding doors, one double, one single power points.

Bathroom

Accessed via bedroom one, having a three piece suite comprising low level WC, pedestal wash hand basin and panel bath with electric shower over, fully tiled walls, built in storage cupboard, single panel radiator, tile effect flooring, PVC double glazed window to side elevation.



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Additional Room 6' 10" x 6' 4" (2.08m x 1.93m)

Single panel radiator, PVC double glazed window to side elevation.



Bedroom Two Front 13' 3" x 11' 3" (4.04m x 3.43m)

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

Externally

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



Useful information about this property:

- IDEAL INVESTMENT PURCHASE
- REFURBISHMENT OPPORTUNITY
- NO CHAIN DELAY
- SHORT WALK TO RUNCORN STATION
- FIRST FLOOR BATHROOM
- FREEHOLD TENURE
- HUGE POTENTIAL
- 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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