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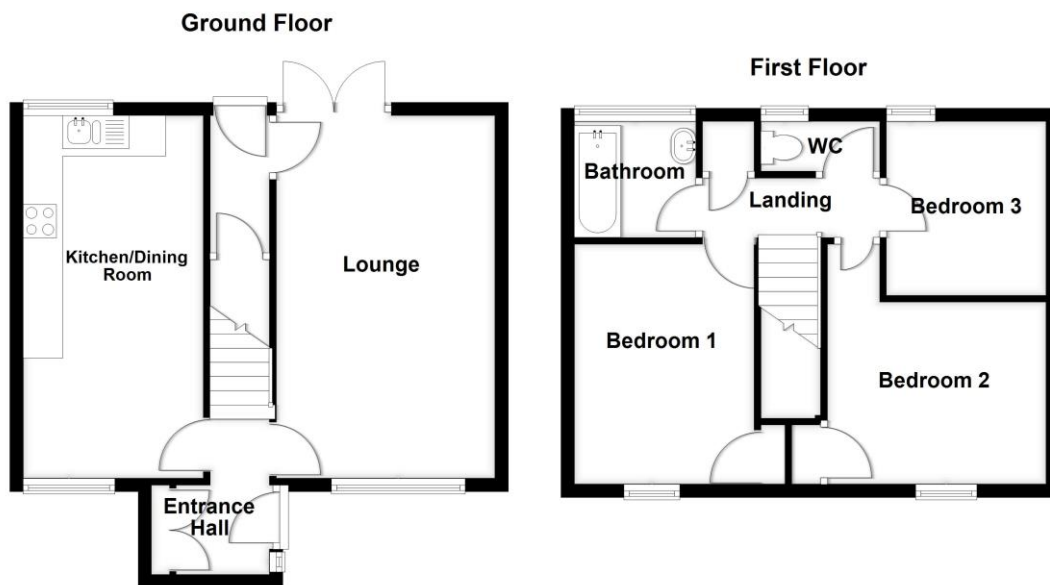
26 Halton Brook Avenue  
Runcorn  
WA7 2NW  
3 Bedroom End Terrace House

**£130,000**

Independent Family Owned Estate Agents  
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## **26 Halton Brook Avenue, Halton Brook, Runcorn, Cheshire, WA7 2NW**

**\*SUPERB FIRST HOME - WELL PRESENTED THROUGHOUT - CENTRAL LOCATION\*** This three bedroom end terrace home is perfect for those who seek to take their first steps into home ownership. Representing excellent value from money by having well proportioned accommodation which is well suited to family living whilst also having the benefit of having amenities including schooling for all ages just a short walk away. Consisting of an entrance hallway, generous lounge with dual aspect and a spacious kitchen dining room to the ground floor whilst three bedrooms and a family bathroom with separate WC complete the first floor. An enclosed garden fronts the property whilst the rear garden has a laid lawn and covered wood decked patio area. A property which is well worthy of closer inspection and one which we feel will impress those who view. 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. 24/06/2025 09:59:28 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Hallway**

PVC double glazed front door opens to entrance hallway, wood effect laminate flooring, single power point, stairs to first floor.

### **Lounge 17' 11" x 10' 10" (5.46m x 3.30m)**

PVC double glazed window to front elevation, wood effect laminate flooring, PVC double glazed french doors to rear elevation, feature panelled wall, built in storage cupboard with access door to rear elevation and further under stairs storage, three single, one double power points, double panel radiator.

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**Kitchen/ Dining Room 17' 10" x 8' 10" (5.43m x 2.69m)**

PVC double glazed windows to front and rear elevations, wood effect laminate flooring, fitted base and wall units with one and a half bowl single drainer stainless steel sink with mixer tap over, four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, three double, one single power points, single panel radiator, coved ceiling, feature wall panelling.



**First Floor Landing**

Stairs from hall to first floor landing, access to loft, single panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler.

**Bedroom One Front 11' 10" x 9' 0" (3.60m x 2.74m)**

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

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**Bedroom Two Front 11' 0" x 9' 0" (3.35m x 2.74m)**

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



**Bedroom Three Rear 8' 0" x 8' 7" (2.44m x 2.61m)**

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

**Bathroom**

Having a white suite comprising pedestal wash hand basin, panel bath with electric shower over, wood effect laminate flooring, PVC clad walls, PVC double glazed window to rear elevation.

**Separate WC**

Low level WC, PVC double glazed window to rear elevation.



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### Externally

Property stands in a prominent position on Halton Brook Avenue being fronted by a laid lawn with perimeter fence and wood decked area whilst to the rear there is a reasonable sized garden with laid lawn, covered wood decked patio area, timber shed, separate rear access and also has outdoor power supply.



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#### **Useful information about this property:**

- EXCELLENT FIRST BUY
- FREEHOLD TENURE
- CLOSE TO SCHOOLING FOR ALL AGES
- END OF TERRACE
- SPACIOUS THROUGHOUT
- POPULAR & CONVENIENT AREA
- WELL PRESENTED
- 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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