

bp5636



21 Saxon Road  
Runcorn  
WA7 5UZ  
3 Bed Semi Detached House with  
Extended Kitchen

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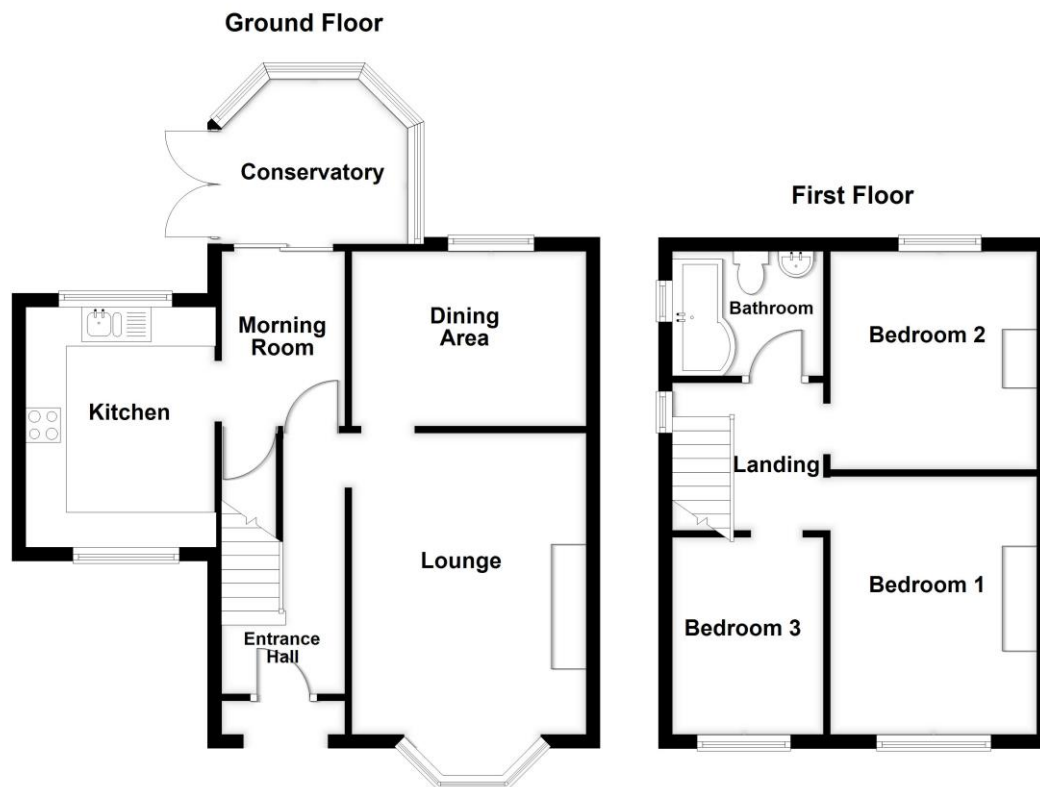
**£165,000**

**Viewing Advised**



## 21 Saxon Road, Runcorn, Cheshire, WA7 5UZ

**\*FREEHOLD - EXTENDED - NO CHAIN\*** This mature three bedroom semi detached home offers excellent value for money and is realistically priced to allow for modernisation. Set within a central location, with schools and everyday amenities close by, it's an ideal choice for first or second time buyers. Inside, the accommodation includes an entrance hallway, a spacious lounge with bay window, dining room, and a morning room which leads into an extended kitchen and adjoining conservatory. Upstairs, there are three bedrooms along with a recently updated bathroom. Outside, the property benefits from a good sized front garden, off road parking leading to a detached garage, and an enclosed patio area to the side. Overall, this is a realistically priced home full of potential, giving buyers the opportunity to add their own stamp and create their perfect property.



**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. 23/09/2025 16:03:28 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Hallway**

Recessed entrance- Composite front door opens to hallway wood effect laminate flooring, double power point, single panel radiator, fitted picture rail.

### **Lounge 13' 11" x 11' 1" (4.24m x 3.38m)**

Wood effect laminate flooring, living flame coal effect gas fire, fitted picture rail, PVC double glazed bay window to front elevation, one double, one single power points.

### **Dining Room 11' 2" x 7' 10" (3.40m x 2.39m)**

Wood effect laminate flooring, double panel radiator, fitted picture rail, PVC double glazed window to rear elevation.

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**Morning Room 8' 5" x 5' 7" (2.56m x 1.70m)**

Single panel radiator, tiled floor, under stairs storage cupboard, one single power point, PVC double glazed sliding patio doors open to conservatory.



**Conservatory 8' 4" x 9' 5 approximate" (2.54m x 2.87m)**

Having double glazed units with French doors opening to side elevation, wood effect laminate flooring, one single power point.

**Kitchen 11' 4" x 8' 11" (3.45m x 2.72m)**

Having fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with mixer tap over, four burner gas hob with electric oven beneath, plumbing and drainage for automatic washing machine, splash back tiling, tiled floor, three single, three double power points, PVC double glazed windows to front and rear elevations.



**First Floor Landing**

Stairs from hall to first floor landing, PVC double glazed window to side elevation, fitted picture rail, access to loft.

**Bedroom One Front 11' 8" x 9' 9" (3.55m x 2.97m)**

PVC double glazed window to front elevation, single panel radiator, fitted picture rail, two double power points.

**Bedroom Two Rear 10' 4" x 9' 11" (3.15m x 3.02m)**

Single panel radiator, fitted picture rail, PVC double glazed window to rear elevation, one double power point.

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### **Bedroom Three Front 8' 5" x 7' 1" (2.56m x 2.16m)**

Two double power points, single panel radiator, PVC double glazed window to front elevation.

### **Bathroom**

Having fully tiled walls and a white three piece suite comprising low level WC, pedestal wash hand basin with vanity storage beneath, panel shower bath with mixer tap and mixer shower over, water fall style shower head and additional shower wand, fitted extractor fan, chrome effect heated towel rail, wood effect laminate flooring, PVC double glazed window to side elevation, fitted LED wall mirror.



### **Externally**

Property is fronted by a low maintenance gravelled frontage whilst to the side and rear there is a detached garage and low maintenance outside space.



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#### Useful Information About This Property:

- Extended kitchen
- Conservatory
- Freehold Tenure
- Garage
- Off Road Parking
- Close to schooling
- No chain delay
- 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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