

bp5633



21 Holmfield Avenue
Runcorn
WA7 5UR
3 Bed Semi Detached House

£165,000

Viewing Advised

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21 Holmfield Avenue, Runcorn, Cheshire, WA7 5UR

MATURE THREE BED SEMI - GOOD SIZE GARAGE - NO ONWARD CHAIN - POPULAR AREA This traditional three bedroom semi-detached home occupies a prominent corner plot within a sought-after area, well served by everyday amenities and schooling for all ages just a short walk away. Offered to the market with no onward chain, it provides an excellent opportunity for buyers to apply their own scheme of improvements and create a home tailored to their needs. The ground floor features an entrance hallway, a bright lounge with bay window to the front, a separate dining room, and a kitchen. To the first floor there are two generous double bedrooms, a well-proportioned single bedroom, and a family bathroom. Externally, the property enjoys a paved frontage providing off-road parking which leads to the attached garage. The rear garden is of a good size and offers plenty of scope. 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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 16/09/2025 16:15:54 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

Glazed panel doors open to entrance vestibule, period style stained glass door opens to entrance hallway.

Entrance Hallway

Fitted picture rail, wood effect laminate flooring, double panel radiator, one double power point, stained glass window to front elevation.



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Lounge 12' 0" into bay window" x 11' 1" (3.65m x 3.38m)

PVC double glazed bay window to front elevation, double panel radiator, living flame gas fire, fitted picture rail, three double power points.

Dining Room 11' 3" x 11' 1" (3.43m x 3.38m)

PVC double glazed window to rear elevation, double panel radiator, three double power points, period style open fire with integrated stove.



Kitchen 11' 2" x 5' 7" (3.40m x 1.70m)

Having fitted base and wall units with single drainer stainless steel sink, quarry tiled floor, three PVC double glazed windows, double panel radiator, two double, one single power points, entrance door to garage.



Garage 18' 2" x 19' 7" (5.53m x 5.96m)

Having metal up and over door, power and light and separate rear access, windows to side elevation, wall mounted gas central heating boiler.

First Floor Landing

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

Bedroom One Front 11' 8" x 9' 10" (3.55m x 2.99m)

Period style tiled open fireplace, double panel radiator, built in wardrobe, three double power points.

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Bedroom Two Rear 10' 4" x 9' 10" (3.15m x 2.99m)

PVC double glazed window to rear elevation, fitted picture rail, double panel radiator, period style fireplace, two double power points.

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

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

Bathroom

Having low level WC, pedestal wash hand basin and panel bath, fully tiled walls, single panel radiator, PVC double glazed window to side elevation, built in airing cupboard housing insulated hot water cylinder.

**Externally**

Property stands in a prominent corner position being fronted by a paved driveway and mature garden whilst to the rear there is a reasonable size fully enclosed garden with paved patio area.



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Useful information about this property:

- AMPLE SCOPE FOR IMPROVEMENT
- ATTACHED GARAGE
- POPULAR LOCATION
- CLOSE TO SCHOOLING
- WELL PROPORTIONED
- NO CHAIN DELAY
- FREEHOLD TENURE
- 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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