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6 Burrard Road  
Runcorn  
WA7 2SS  
2 Bed Semi Detached House

**£185,000**

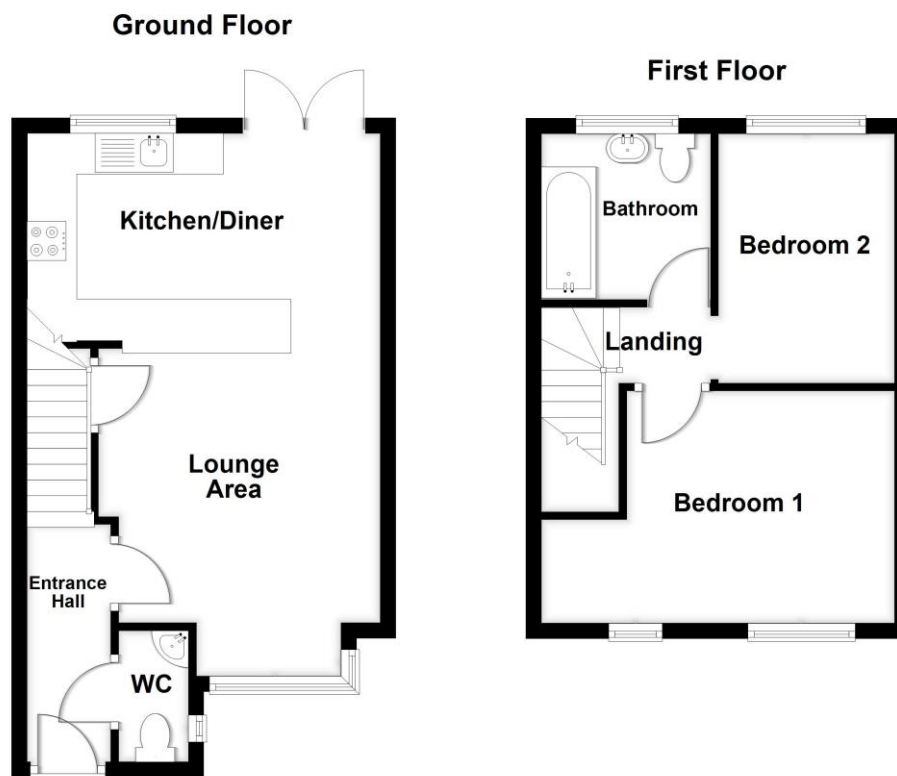
**Viewing Advised**

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## **6 Burrard Road, Halton Brook, Runcorn, Cheshire, WA7 2SS**

**\*SUPERB STARTER HOME – UPDATED CONTEMPORARY KITCHEN – CENTRAL LOCATION – GROUND FLOOR WC – ATTACHED GARAGE\*** First time buyer? Look no further! Burrard Road is the ideal first home, perfectly positioned within town having schools, shops and everyday amenities just minutes away. Updated and improved by the current owners, the property now boasts a stunning contemporary kitchen, a space we're sure will impress. These modern homes are designed to be bright and spacious and this one is no exception, benefiting from a handy ground floor WC and the rare advantage of an attached garage. Presented to pleasing standards throughout, this move in ready home really does tick the boxes. The accommodation includes an entrance hallway with WC, open plan lounge dining kitchen with bay window to the front and French doors opening to the rear garden. At first floor level there are two bedrooms and a modern bathroom. Outside, off road parking is provided by a driveway which leads to the attached garage, whilst the enclosed rear garden features a paved patio and lawn, creating a great space to relax or entertain. Why not give us a call today to arrange a closer look?



**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. 24/09/2025 20:12:26 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Hallway**

Double glazed front door opens to entrance hallway, double panel radiator, tile effect flooring, one double power point.

### **Ground Floor Cloaks**

Having low level WC, single panel radiator, tile effect flooring, wash hand basin, PVC double glazed window to side elevation, fitted extractor fan.

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**Lounge Area 11' 6" x 11' 3" (3.50m x 3.43m)**

PVC double glazed bay window to front elevation, single panel radiator, tile effect flooring, fitted mini ceiling down lighters, built in under stairs storage cupboard, three double power points.



**Kitchen/ Dining Area 14' 11" x 8' 9" (4.54m x 2.66m)**

Having recently installed contemporary style sink with single drainer sink with high neck mixer tap over, in set four ring induction hob with filter hood above and electric oven beneath, plumbing and drainage for automatic washing machine and dishwasher, integrated fridge freezer, concealed wall mounted combination gas central heating boiler, three double, one single power points, fitted mini ceiling down lighters, PVC double glazed window and French door to rear elevation.

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### First Floor Landing

Stairs from hall to first floor landing, single power point.

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**Bedroom One Front 14' 11 maximum" x narrowing to 11' 4" x 9'11" (4.54m x 3.45m)**

Wood effect laminate flooring, five double power points, single panel radiator, two PVC double glazed windows to front elevation.

**Bedroom Two Rear 10' 5" x 7' 6" (3.17m x 2.28m)**

Single panel radiator, wood effect laminate flooring, PVC double glazed window to rear elevation, three double power points, access to loft which has pull down ladder and is boarded for storage.



**Bathroom**

Having a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with fitted glass shower screen, splash back tiling, fitted shaver point and extractor fan, PVC double glazed window to rear elevation, single panel radiator.



**Externally**

Property stands in a prominent position being fronted by a lawn garden and tarmacked driveway which leads to an attached single garage with an electric roller shutter door, power and light with additional storage above whilst to the rear there is a fully enclosed reasonable size garden with paved patio, laid lawn and external power and water supplies.



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**Useful information about this property:**

- GROUND FLOOR WC
- ATTACHED GARAGE
- FREEHOLD TENURE
- UPDATED KITCHEN
- EXCELLENT STARTER HOME
- CENTRAL LOCATION
- MOVE IN READY
- 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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