

bp5643



2 Tolleson Road  
Runcorn  
WA7 2RX  
3 Bed Semi Detached House

**£230,000**

**Viewing Advised**

Independent Family Owned Estate Agents  
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[www.bests.co.uk](http://www.bests.co.uk)

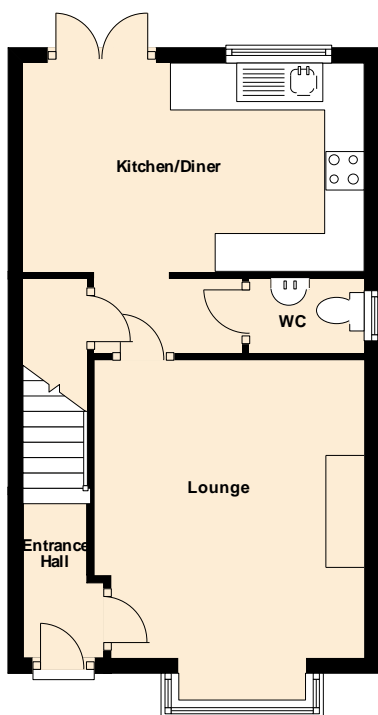




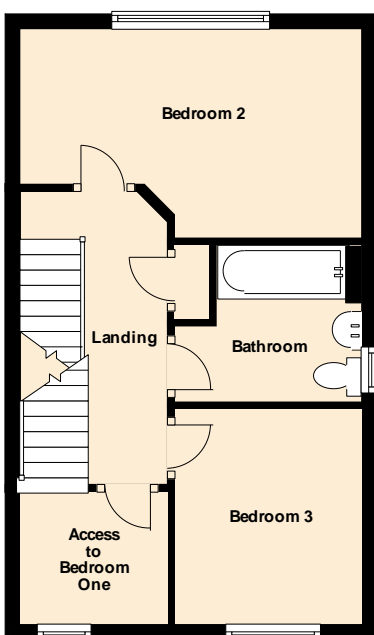
## 2 Tolleson Road, Castlefields, Runcorn, Cheshire, WA7 2RX

**\*EXCELLENT FAMILY HOME WITH IMPRESSIVE MASTER BEDROOM -B RATED EPC\*** This three bedroom semi detached home is arranged over three levels and boast excellent sized bedrooms with an impressive master bedroom located on the second floor which benefits from having a en suite shower room. Constructed in 2018 this ideal family home forms part of a popular a scenic lakeside development which has a childrens park, community coffee shop, skate park and canal walks all seconds away. The current owners have created a home with a clean sharp and modern feel throughout which, we feel, will impress those who view. Consisting of entrance hall, lounge with bay window to front, ground floor WC and kitchen diner with integrated appliances. At first floor level, two bedrooms, a family bathroom and the access to the second floor master bedroom which is arranged as a dressing area can be found. Externally, the property stands in a prominent position being fronted by off road parking. The rear garden has a paved patio area, artificial lawn and timber sheds. EPC:B(85)

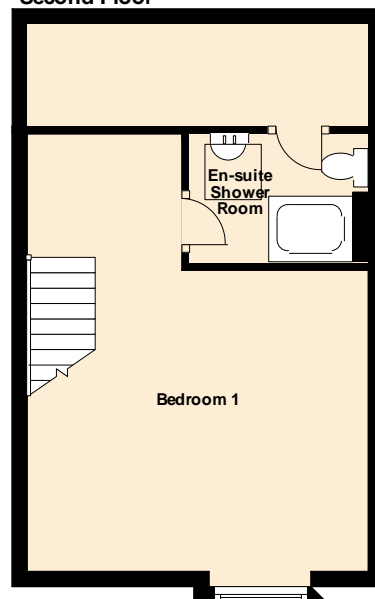
Ground Floor



First Floor



Second Floor



**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. 10/10/2025 13:40:58 The content of these sales details are the copyright of Bests Estate Agents.

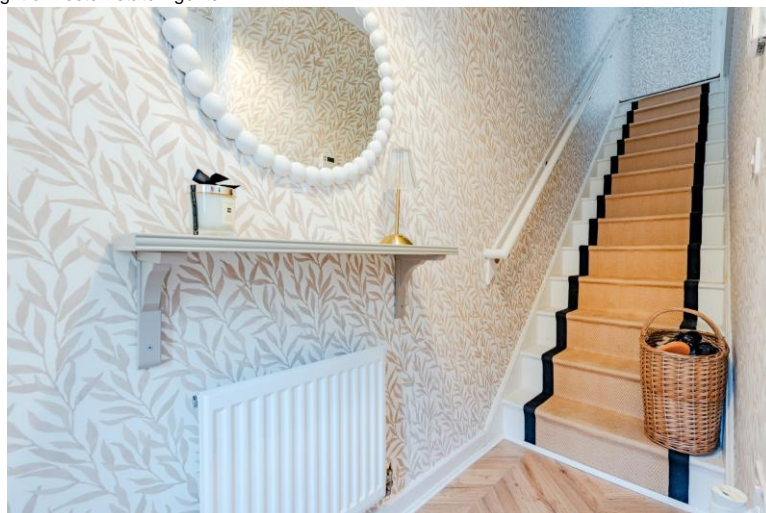
**The property comprises in more detail as follows;**

### Entrance

Canopied entrance, Composite front door opens to hallway, single panel radiator, double power point.

### Lounge 14' 11" x 14' 7" (4.54m x 4.44m)

PVC double glazed bay window to front elevation, double panel radiator, built in media wall with inset electric fire, four double power points, wood effect laminate flooring.



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### Ground Floor Cloaks

Low level WC, pedestal wash hand basin mixer tap over, single panel radiator, PVC double glazed window to side, tiled floor.

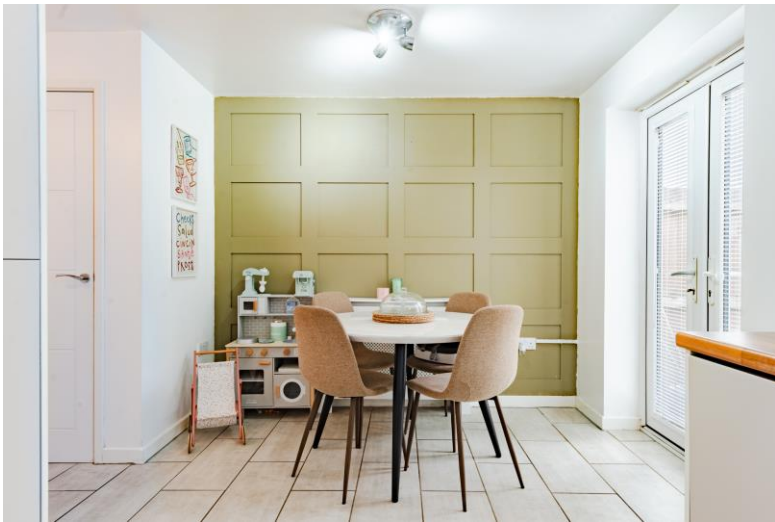
### Kitchen/Diner 14' 7" x 8' 11" (4.44m x 2.72m)

Having a range of modern high gloss base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, four burner gas hob, electric under oven, filter hood above, integrated fridge/freezer and dishwasher, plumbing and drainage for washing machine, five double power points, double panel radiator, attractive splash back tiling. Concealed wall mounted gas central heating boiler, tiled flooring, PVC double glazed French doors and window to rear elevation, built in under stairs storage cupboard.



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### First Floor Landing

Stairs from hall to first floor, wood effect laminate flooring, built in storage cupboard, double power point, single panel radiator.

### Bedroom Two Rear 14' 8" x 8' 9" (4.47m x 2.66m)

PVC double glazed window to rear, single panel radiator, wood effect laminate flooring, wood panelling to one wall, three double power points, fitted wardrobes.



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**Bedroom Three Front 9' 5" x 8' 1" (2.87m x 2.46m)**

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

**Family Bathroom**

Having a white suite comprising: Panel bath with mixer tap and shower wand, low level WC, pedestal wash hand basin mixer tap over, attractive splashback tiling, single panel radiator, extractor fan, PVC double glazed window to side.

**Entrance to Master Bedroom 6' 4" x 5' 9" (1.93m x 1.75m)**

Currently arranged as a small dressing area, single panel radiator, PVC double glazed window to front, stairs to second floor.

**Master Bedroom 18' 9" x 14' 8" (5.71m x 4.47m)**

PVC double glazed window to front elevation, two single panel radiators, wood panelling to one wall, four double power points loft access, fitted wardrobes

**En-suite Shower Room**

Low level WC, pedestal wash hand basin, mixer tap over, over sized fully tiled walk in shower enclosure, mixer shower attachment, two Velux rooflights. extractor fan, mini ceiling downlighters, double panel radiator. Eaves storage, tiled floor.



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### Externally

The property forms part of a small cul de sac being fronted by a tarmac driveway with off road parking. To the rear there is a fully enclosed artificial lawned garden and paved patio. Included in the sale are two timber sheds one having power and water.



### Useful information about this property:

- MODERN WELL PRESENTED HOME
- SUPERB MASTER BEDROOM
- ENSUITE SHOWER ROOM
- CLOSE TO PARK, COFFEE SHOP AND CANAL SIDE WALKS
- PLEASANT ASPECT TO FRONT
- B RATED EPC
- IDEAL FAMILY HOME
- COUNCIL TAX BAND:C

### MONEY LAUNDERING REGULATIONS

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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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