

bp5647



9 Coronation Road  
Runcorn  
WA7 5QD  
2 Bed Semi Detached House

Offers in Excess of  
**£160,000**

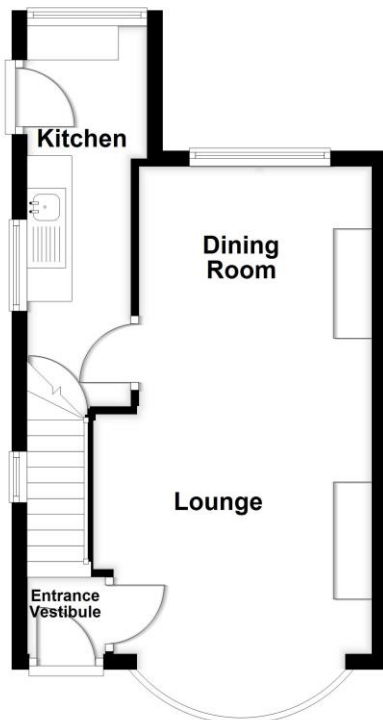
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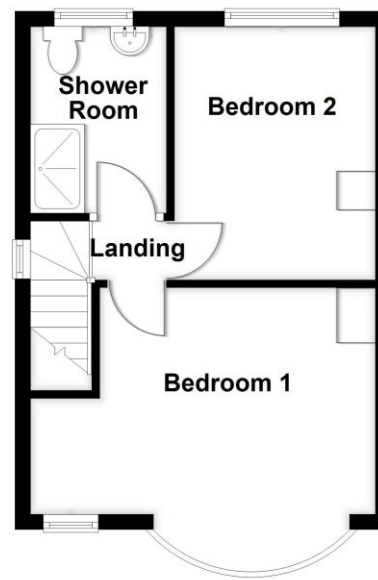
## 9 Coronation Road, Runcorn, Cheshire, WA7 5QD

**\*CHAIN FREE - FREEHOLD - POPULAR AREA - GREAT FIRST HOME\*** This traditional, mature two bedroom semi detached home has been within the same family since new, lovingly maintained throughout its long ownership and now ready to welcome its next chapter. Brought to the market with no chain delay and standing within a long established and sought after area with the benefit of off road parking and a good sized rear garden. Inside, an entrance vestibule leads into the bright open plan lounge and dining room, a spacious dual aspect area featuring a large bay window which flows into the kitchen. At first floor level, the main bedroom is a great size and also features a large bay window whilst there is also a further good size bedroom and a fully tiled shower room. Externally a lawn garden and paved driveway fronts the property whilst the well tendered rear garden has a useful garden store and paved patio areas. A home full of potential just waiting for its next owner so why not take a closer look today.

**Ground Floor**



**First 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. 16/10/2025 21:24:15 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Hallway**

Composite double glazed front door opens to entrance hallway, double panel radiator, wood effect laminate flooring, fitted picture rail.

### **Lounge 12' 7 into bay window" x 11' 10" (3.83m x 3.60m)**

Double glazed bay window to front elevation, coved ceiling, fitted picture rail, wood effect laminate flooring, electric convector fire standing on decorative hearth and back, two double power points, double panel radiator.

### **Dining Area 10' 3" x 9' 11" (3.12m x 3.02m)**

Double glazed window to rear elevation, double panel radiator, wood effect laminate flooring, fitted picture rail, coved ceiling, one double power point.



**Kitchen 16' 3" x 4' 10 maximum" (4.95m x 1.47m)**

Having fitted units with stainless steel sink with mixer tap over, splash back tiling, electric cooker point, single panel radiator, plumbing and drainage for automatic washing machine, built in under stairs storage cupboard, two double, one single power points, wall mounted combination gas central heating boiler, double glazed window and door to side elevation, double glazed window to rear elevation, coved ceiling, fitted extractor fan.



### First Floor Landing

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

### Bedroom One Front **14' 10 maximum" x 11' 11 into bay window" (4.52m x 3.63m)**

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



### Bedroom Two Rear **11' 3" x 8' 10" (3.43m x 2.69m)**

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

### Bath/ Shower Room

A fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, oversized fully tiled walk in shower enclosure with wall mounted electric shower, fitted extractor fan, PVC double glazed window to rear elevation, tiled floor, single panel radiator.



### Externally

Property is fronted by a block paved driveway providing off road parking along with a laid lawn garden. Whilst to the rear, there is a fully enclosed well maintained reasonable sized garden with block paved patio areas, laid lawn and a useful garden store.



#### Useful information about this property:

- Freehold Tenure
- Chain Free
- Popular Area
- Off Road Parking
- Good Size Rear Garden
- Open Plan Lounge Dining Room
- Ideal First Home
- 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.