

bp5648



6 Ivy Street
Runcorn
WA7 5NU
2 Bedroom Terrace House

£125,000

Viewing Advised

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6 Ivy Street, Runcorn, Cheshire, WA7 5NU

CHAIN FREE - PERFECT FIRST HOME - FIRST FLOOR BATHROOM - ENTRANCE HALLWAY - CLOSE TO STATION Located on the door step of Higher Runcorn is this well presented two bedroom mid terrace home. Being of a more desirable design, having an entrance hallway and first floor bathroom, this particular home would make the perfect choice for both first time buyer and investors alike. Being located within this long established and popular area having both Runcorn Railway Station and Runcorn Hill/Heath Park both just a stone throw away. Consisting of an entrance hallway, open plan lounge dining room with kitchen off whilst the first floor landing gives access to two great sized bedrooms and the first floor shower room. The rear yard offers a little more space than most perfect for entertaining which benefits from having a south facing aspect.



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. 16/10/2025 21:54:43 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Hallway

Front door opens to hallway, wood effect laminate flooring, double panel radiator, coved ceiling, one double power point.

Lounge 12' 1" x 11' 5" (3.68m x 3.48m)

PVC double glazed window to rear elevation, double panel radiator, coved ceiling, one double power point.

Dining Room 11' 1" x 10' 8" (3.38m x 3.25m)

Two PVC double glazed windows to front elevation, two double power points, double panel radiator, meters and services cupboard, coved ceiling, living flame coal effect gas fire standing on decorative hearth, back and surround.



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Kitchen 8' 10" x 8' 0" (2.69m x 2.44m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, in set four burner gas hob with electric oven beneath, plumbing and drainage for automatic washing machine, splash back tiling, tile effect flooring, two double power points, useful built in under stairs pantry area, PVC double glazed window and entrance door to side elevation, coved ceiling.



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First Floor Landing

Stairs from hall to first floor landing, access to loft, original built in linen cupboard.

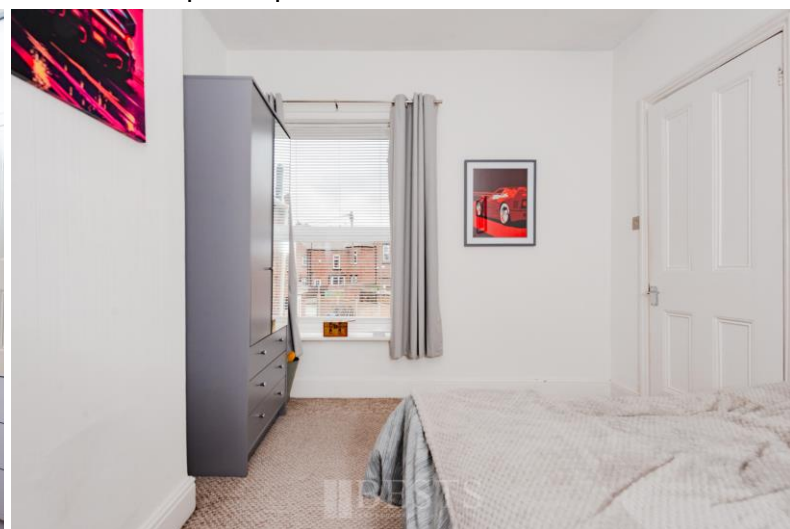
Bedroom One Front 14' 6" x 10' 8" (4.42m x 3.25m)

Two PVC double glazed windows to front elevation, coved ceiling, double panel radiator, two double power points.



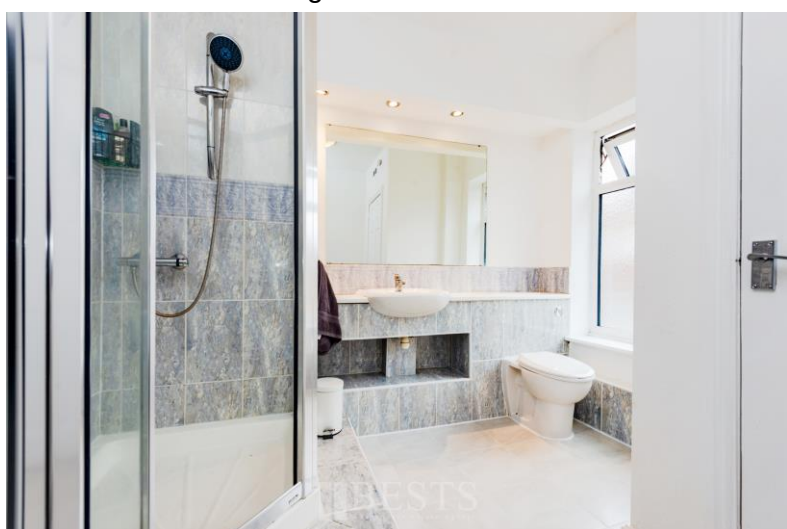
Bedroom Two Rear 12' 3" x 9' 4" (3.73m x 2.84m)

PVC double glazed window to rear elevation, one double power point.



Shower Room

Having a white suite comprising low level WC, wash hand basin with mixer tap over, oversized fully tiled walk in corner shower enclosure with thermostatic mixer shower, splash back tiling, tiled floor, double panel radiator, PVC double glazed window to rear elevation, built in storage cupboard housing wall mounted combination gas central heating boiler.



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Externally

To the rear of the property there is a fully enclosed reasonable sized yard with separate rear access.



Useful information about this property:

- First Floor Bathroom
- Entrance Hallway
- No Chain Delay
- Close To Station
- South Facing Rear Yard
- Ideal First Home
- Close To Runcorn Hill Heath Park
- 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.

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