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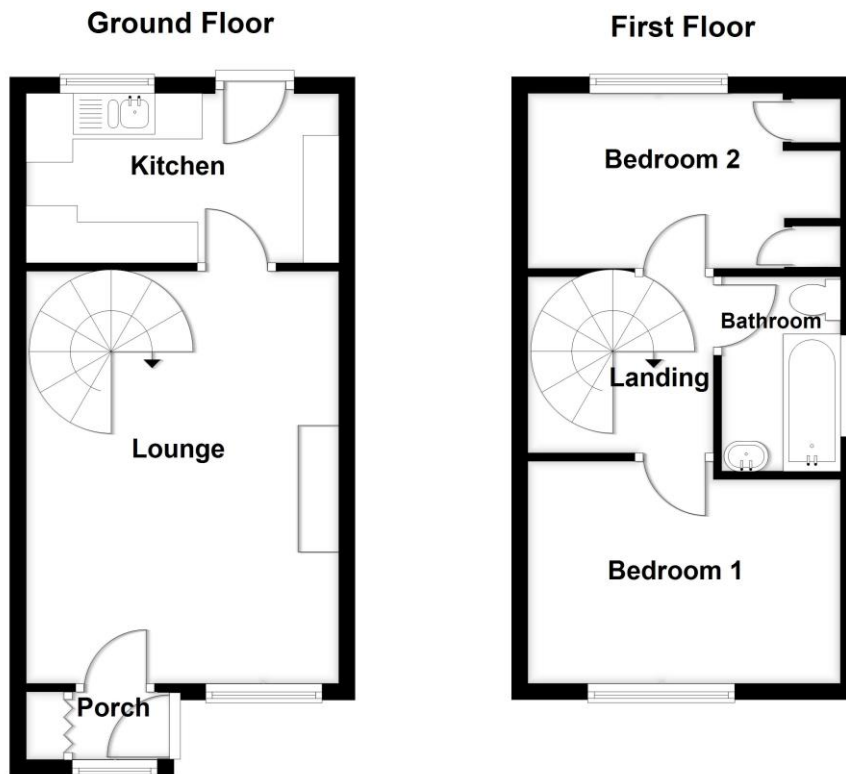
14 Talisman Close
Runcorn
WA7 6JS
2 Bed Semi Detached House

Offers in Excess of
£150,000

Independent Family Owned Estate Agents
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14 Talisman Close, Runcorn, Cheshire, WA7 6JS

Talisman Close is a superb choice for first time buyers, downsizers, or investors alike. Perfectly positioned in the ever popular Runcorn East area, the home benefits from having the train station just a stone's throw away, providing excellent links to Manchester, Liverpool, and Chester. Tucked away within a small, quiet cul de sac with ample parking, this bright and welcoming home offers well presented accommodation that briefly comprises an entrance porch, a spacious lounge, and a kitchen. A spiral staircase leads to the first floor, where you'll find two bedrooms and a family bathroom. Outside, the rear garden is arranged over two levels having a paved patio and a raised lawn all of which enjoys a good degree of privacy, making it ideal for relaxing or entertaining. With the added advantage of no onward chain, this excellent starter home truly deserves closer inspection. EPC: D (67)



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. 13/10/2025 19:29:58 The content of these sales details are the copyright of Bests Estate Agents.

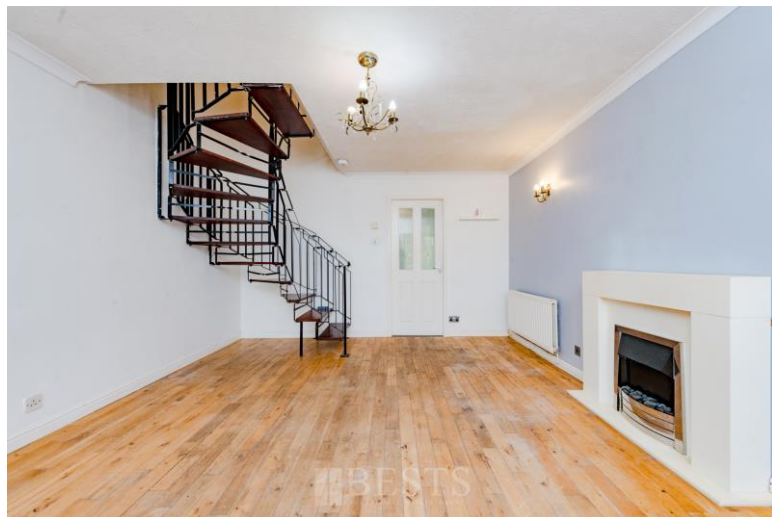
The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, PVC double glazed window to front elevation, meters and services cupboard, PVC double glazed door opens to lounge.

Lounge 16' 6" x 12' 7" (5.03m x 3.83m)

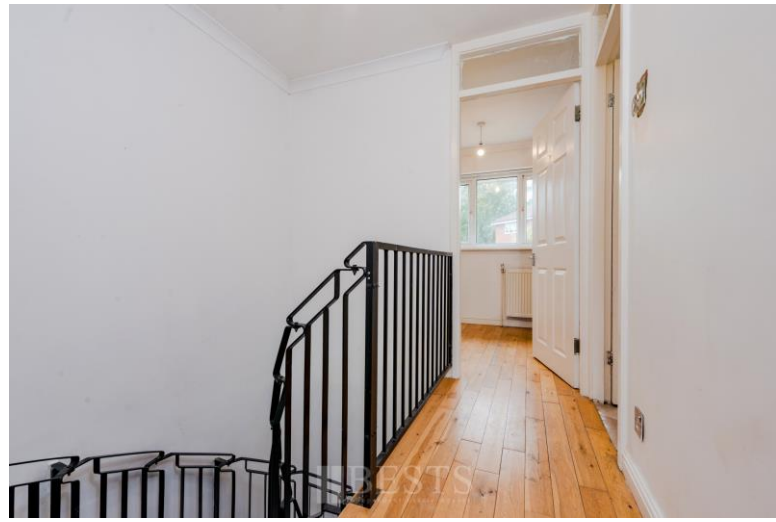
PVC double glazed window to front elevation, real wood flooring, two double panel radiators, electric convector fire, fitted wall lights, coved ceiling, two double, one single power points.



Kitchen 12' 7" x 6' 9" (3.83m x 2.06m)

Having fitted base and wall units with one and a half bowl single drainer stainless steel sink with mixer tap over, electric cooker point, plumbing and drainage for automatic washing machine, splash back tiling, two double, two single power points, fitted breakfast bar, tiled floor, double panel radiator, PVC double glazed window and entrance door to rear elevation.





First Floor Landing

Spiral staircase from lounge to first floor landing, real wood flooring, coved ceiling, single power point, access to loft.

Bedroom One Front 12' 7" x 9' 0" (3.83m x 2.74m)

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



Bedroom Two Rear 6' 9" x 12' 7" (2.06m x 3.83m)

Real wood flooring, double panel radiator, PVC double glazed window to rear elevation, concealed wall mounted gas central heating boiler, one single power point.



Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with fitted glass shower screen, mixer tap and electric shower over, splash back tiling, single panel radiator, PVC double glazed window to side elevation.



Externally

Property forms part of a small cul de sac being fronted by a laid lawn garden and paved driveway providing ample off road parking whilst to the rear there is a fully enclosed reasonable size garden with paved patio and a laid lawn area.



Useful information about this property:

- Ideal First Home
- Freehold Tenure
- No Chain Delay
- Popular Area
- Close To Runcorn East Station
- Ample Off Road Parking
- Good Size Garden
- 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.