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9 Moresby Close
Runcorn
WA7 6HW
2 Bedroom Terrace House

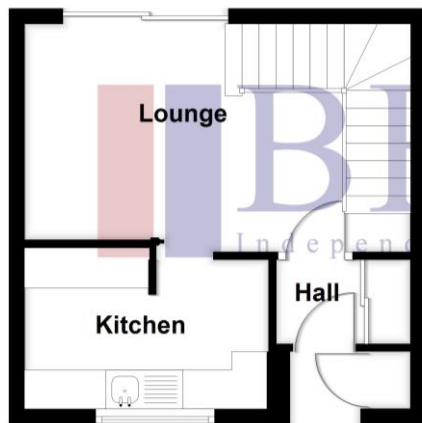
£135,000

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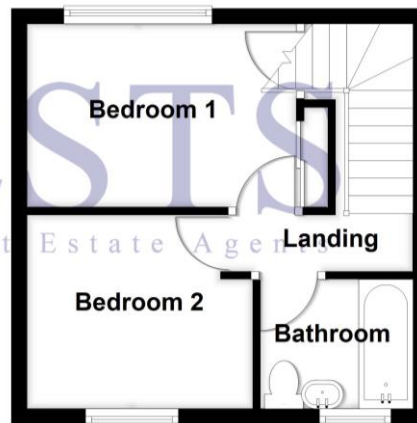
9 Moresby Close, Runcorn, Cheshire, WA7 6HW

Freehold Tenure - Chain Free - Perfect Starter Home If you're looking for your first home or a solid investment opportunity, Moresby Close is well worth your attention. Tucked away in a quiet cul de sac within the Runcorn East area, the property enjoys a convenient position close to canal side walks, Runcorn East Railway Station, and both primary and secondary schools. The current owners have tastefully updated the home in recent years, including a modern kitchen and refitted bathroom, making it a truly move in ready choice. The accommodation comprises an entrance vestibule with storage, a lounge/dining room with kitchen off, upstairs there are two bedrooms and the updated bathroom. Externally, a block paved driveway provides off road parking, while the private rear garden enjoys a pleasant aspect not being directly overlooked. EPC: D (66)

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 28/10/2025 10:27:00 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

Recessed entrance with meter cupboard, double glazed front door opens to entrance vestibule, wood effect laminate flooring, single power point, coved ceiling, built in cupboard with mirror fronted sliding door.

Lounge 16' 5" x 8' 9" (5.00m x 2.66m)

PVC double glazed sliding patio doors to rear elevation, double panel radiator, coved ceiling, wood effect laminate flooring, decorative fire surround, one single, one double power point, under stairs storage cupboard.



Kitchen 10' 4" x 6' 9" (3.15m x 2.06m)

Having a range of recently installed fitted base and wall units with single drainer sink, high neck mixer tap over, electric cooker point, plumbing and drainage for automatic washing machine, contemporary style single panel radiator, wall mounted combination gas central heating boiler, PVC double glazed window to front elevation, three double, one single power points, wood effect laminate flooring.

**First Floor Landing**

Stairs from lounge to first floor landing, one single power point, access to partially boarded loft.

Bedroom One Rear 11' 10" x 7' 9" (3.60m x 2.36m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, two single power points, built in storage cupboard, built in wardrobe with mirror fronted sliding doors.

**Bedroom Two Front 7' 9" x 8' 3" (2.36m x 2.51m)**

PVC double glazed window to front elevation, double panel radiator, two single power points.

Bathroom

Having low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and electric shower over, PVC splashback, single panel radiator, PVC double glazed window to front elevation.



Externally

Property forms part of a small Cul De Sac being fronted by a block paved driveway providing off road parking. To the rear, there is a reasonable sized enclosed garden themed for ease of maintenance having paved patio and artificial grass all of which is not directly overlooked.



Useful information about this property:

- Freehold Tenure
- Ideal First Home
- Close To Schooling
- No Chain Delay
- Close To Runcorn East Station
- Not Overlooked To Rear
- Updated Kitchen & Bathroom
- Council tax band: A

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