

bp5661



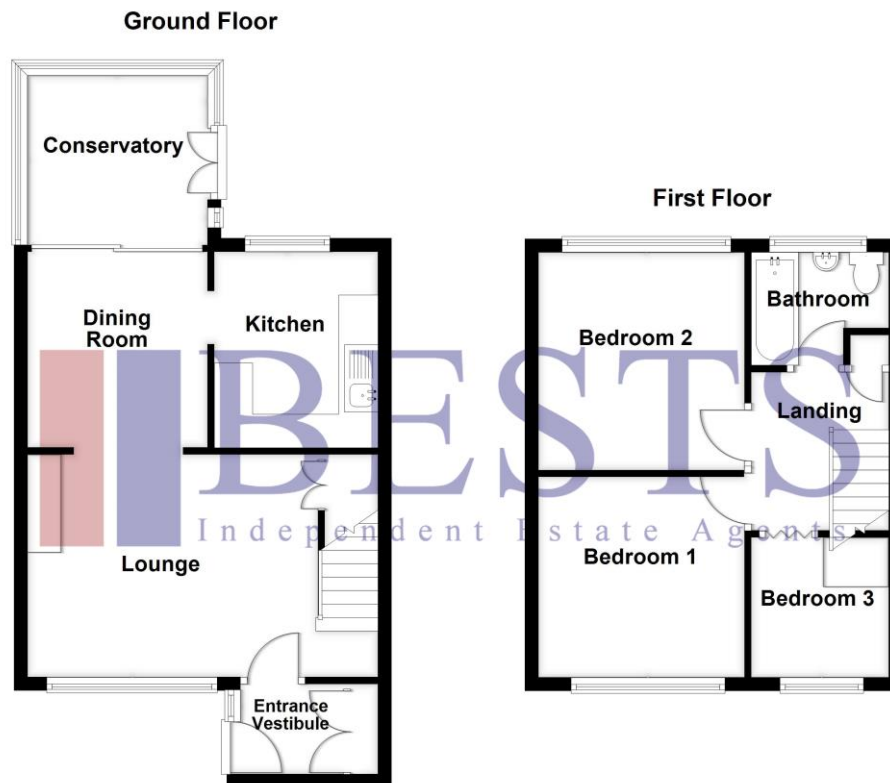
16 Northwood Road  
Runcorn  
WA7 5RQ  
3 Bed Terrace House with  
Garage

**£150,000**

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk  
[www.bests.co.uk](http://www.bests.co.uk)

## 16 Northwood Road, Runcorn, Cheshire, WA7 5RQ

\*Conservatory - Chain Free - Ideal First Home - Quiet Location - Updated Boiler\* This three bedroom mid terrace home is located within a quiet tucked away area of Runcorn and forms part of a small Cul De Sac. Brought to the market with the benefit of having NO CHAIN delay this ideal first home offer bright and spacious accommodation with the advantage of having a conservatory providing extra space. Consisting of an entrance vestibule with storage, open plan lounge dining area with conservatory and kitchen off whilst at first floor level, three bedrooms and a family bathroom can be found. Externally, a lawn garden fronts the property whilst the reasonable sized rear garden has a laid lawn and gravel patio area. There is also a detached garage located close to the property. If you're looking for your first home or and investment property then a closer look at this mid terrace home is recommended. EPC:TBC



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. 14/11/2025 13:33:03 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Vestibule**

PVC front door opens to entrance vestibule, wood effect flooring, single panel radiator, built in meters and services cupboard.

### **Lounge 17' 2 maximum" x 10' 10" (5.23m x 3.30m)**

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, under stairs storage, one double, one single power points, coved ceiling.

### **Dining Room 9' 7" x 8' 10" (2.92m x 2.69m)**

Wood effect laminate flooring, double panel radiator, one double power point, double glazed sliding patio doors to conservatory.

### **Conservatory 8' 9" x 8' 5" (2.66m x 2.56m)**

Having PVC double glazed units with French doors opening to side elevation, wood effect laminate flooring, two double power points.



### **Kitchen 9' 8" x 7' 11" (2.94m x 2.41m)**

Having fitted base and wall units with single drainer sink with mixer tap over, PVC double glazed window to rear elevation, wood effect laminate flooring, electric cooker point, splash back tiling, three double, one single power points.



### **First Floor Landing**

Access to loft, one double power point, built in storage cupboard housing wall mounted combination gas central heating boiler.

### **Bedroom One Rear 10' 9" x 10' 0" (3.27m x 3.05m)**

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

**Bedroom Two Front 10' 1" x 10' 1" (3.07m x 3.07m)**

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



**Bedroom Three Front 7' 4" x 6' 10" (2.23m x 2.08m)**

PVC double glazed window to front elevation, single panel radiator, one double power point.

**Bathroom**

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and electric shower over, fully tiled walls, single panel radiator, PVC double glazed window to rear elevation.



**Externally**

Property forms part of a small cul de sac being fronted by a lawn garden whilst to the rear there is a reasonable sized enclosed garden, there is also a detached garage including in the sale.



**Tenure**

This property is leasehold with a term of 999 years from 1 December 1962 leaving 936 years remaining. A ground rent charge of £11 (£5.50 paid twice yearly)

**Useful information about this property:**

- Garage
- Conservatory
- Chain Free
- Ideal First Home
- Popular Location
- Updated Boiler
- Cul De Sac Position
- 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.