

bp5672



39 Russell Road
Runcorn
WA7 4BH
3 Bed End Terrace House

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£170,000
Viewing Advised



39 Russell Road, Runcorn, Cheshire, WA7 4BH

Chain Free - Updated and Improved - Move In Ready - Perfect First Home Looking to take your first steps into home ownership? Having undergone a scheme of recent improvements which has created a move in ready home, Russell Road must be viewed. Providing well proportioned accommodation throughout which consists of an entrance hallway, spacious lounge and a large, open plan kitchen dining room. Upstairs viewers will find two excellent size double bedrooms plus a further third bedroom which is a little larger than commonly found in similar properties whilst the modern family bathroom completes the first floor. Outside, a mature hedgerow provides privacy to the front where there is potential to install off road parking subject to approvals. The rear garden is a superb size, not overlooked and has huge potential to create your dream outside space. EPC:C(72)



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. 14/01/2026 19:24:56 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- PVC double glazed front door opens to hallway, wood effect laminate flooring, single panel radiator, meters and services cupboard, PVC double glazed window to side elevation.

Lounge 14' 7" x 11' 2" (4.44m x 3.40m)

PVC double glazed window to front elevation, double panel radiator, three double power points, electric convector fire standing on decorative hearth and back, double doors open to kitchen/ Dining room.



Kitchen Dining Room 21' 4" x 9' 7" (6.50m x 2.92m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, splash back tiling, five double power points, double panel radiator, wood effect laminate flooring, two PVC double glazed windows and entrance door to rear elevation.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, built in storage cupboard, access to loft.

Bedroom One Front 11' 10" x 10' 10" (3.60m x 3.30m)

PVC double glazed window to front elevation, three double power points, built in wardrobe, single panel radiator.

Bedroom Two Rear 14' 7" x 8' 5" (4.44m x 2.56m)

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



Bedroom Three Front 9' 2" x 7' 11" (2.79m x 2.41m)

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

Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with vanity storage beneath, panel bath with electric shower over, splash back tiling, PVC double glazed window to rear elevation.



Externally

Property is fronted by a lawn garden with mature perimeter hedgerow whilst to the rear there is a much larger than average west facing garden with paved patio and useful brick built shed, all of which is not directly overlooked.



Useful information about this property:

- Chain Free
- Freehold
- Perfect First Home
- Popular Area
- Updated And Improved
- Great Size West Facing Rear Garden
- Well Proportioned
- 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.