

BP5721



3 Bridgewater Court
Halton Road
Runcorn
WA7 5RT
2 Bed Terrace House

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£145,000

Viewing Advised

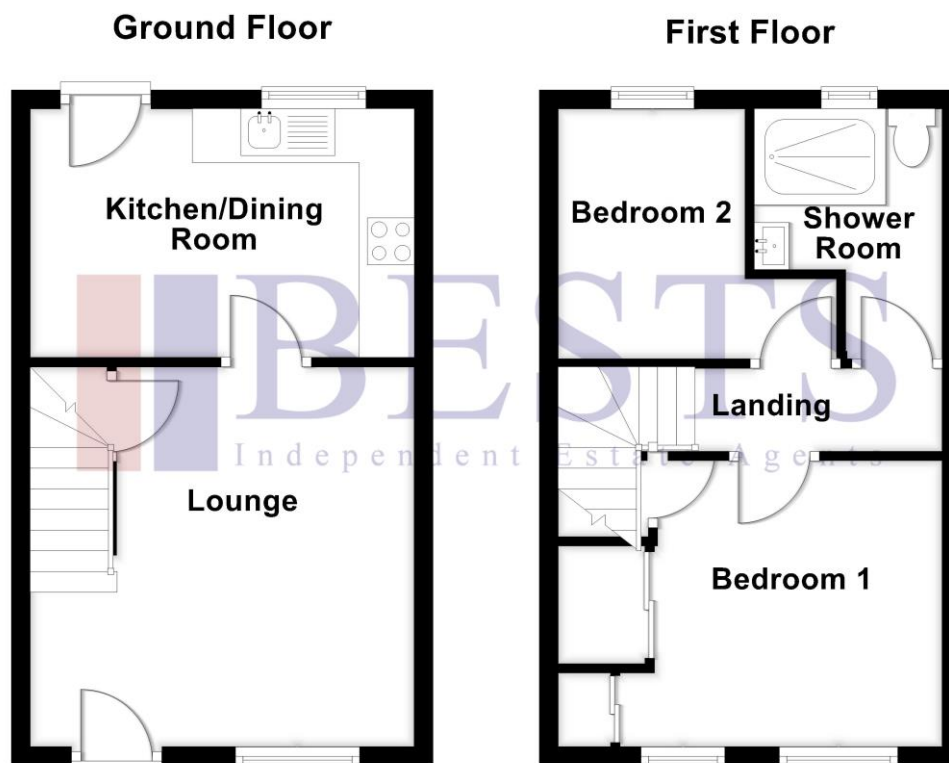
3 Bridgewater Court, Runcorn, Cheshire, WA7 5RT

Bridgewater Court, Halton Road presents an excellent opportunity for first time buyers looking to take their first step onto the property ladder with this well planned two bedroom mid terrace home, offered for sale with the added benefit of no onward chain.

Occupying a pleasant position, the property enjoys a tree lined aspect to both the front and rear, with the historic Bridgewater Canal located just moments away providing attractive nearby walks. Runcorn Old Town is also within easy walking distance, offering a range of everyday amenities along with excellent transport links including Runcorn Railway Station nearby.

Internally, the accommodation offers a practical layout with plenty of potential for buyers looking to add their own finishing touches. Upon entering the property viewers will find a comfortable lounge along with a kitchen dining area providing a great everyday living space. To the first floor there are two bedrooms along with a shower room.

Externally, the property benefits from off road parking whilst the rear garden enjoys a pleasant south facing aspect with mature trees beyond, creating a more private feeling setting. Overall, Bridgewater Court offers a fantastic opportunity for those seeking an affordable home in a convenient location, combining a pleasant setting with the chance to personalise and make the property their own. Early viewing is recommended. EPC:C(76)



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. 09/07/2026 14:34:26 The content of these sales details are the copyright of Bests Estate Agents.

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The property comprises in more detail as follows:

Entrance

Canopied entrance, front door opens to lounge.

Lounge 13' 5" x 13' 3" (4.09m x 4.04m)

Canopied entrance- Composite double glazed front door opens to lounge, wood effect laminate flooring, double panel radiator, PVC double glazed window to front elevation, coved ceiling, built in under stairs storage cupboard, three double power points.



Kitchen/ Dining Room 13' 2" x 8' 8" (4.01m x 2.64m)

Having a range of fitted base and wall units with four burner gas hob with electric oven beneath and filter hood above, single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, tile effect flooring, PVC double glazed window and entrance door to rear elevation, coved ceiling, single panel radiator, four double, one single power points.



First Floor Landing

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

Bedroom One Front 10' 9" x 10' 2" (3.27m x 3.10m)

Two PVC double glazed windows to front elevation, single panel radiator, built in wardrobes with mirror glazed sliding doors, two double power points, built in storage cupboard, coved ceiling.

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Bedroom Two Rear 9' 9" maximum narrowing to 6' 7" x 8' 8" (2.97m x 2.64m)

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

Shower Room

A fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, oversized fully tiled walk in shower enclosure with wall mounted electric shower, fitted extractor fan, PVC double glazed window to rear elevation, tiled floor, single panel radiator.



Externally

The property is set back from the roadside being fronted by a tarmac driveway and small laid lawn. To the rear, viewers will find a reasonable enclosed garden which is not directly overlooked from behind all of which enjoys a south facing aspect.



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Useful information about this property:

- Excellent First Home
- Chain Free
- Close to Old Town
- Bridgewater Canal to Front
- Not Directly Overlooked to Rear
- South Facing Rear Garden
- Off Road Parking
- Council Tax Band: A

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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.