

bp5709



60 Folkestone Way
Runcorn
WA7 6EB
3 Bed Terrace House

Offers in Excess of
£130,000

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60 Folkestone Way, Murdishaw, Runcorn, Cheshire, WA7 6EB

* Edge Of Estate Position - Not Overlooked To Rear - Superb Size Bedrooms - Excellent Potential - Well Cared For Throughout* Standing within an edge of estate position in the established Murdishaw area of Runcorn is this larger style three bedroom mid terrace home, offering generous proportions throughout and excellent potential for buyers looking to modernise and create a home to their own taste. Having been well cared for over the years, the property provides a fantastic opportunity for growing families or buyers seeking spacious accommodation at an affordable price point. Internally, viewers will find bright and well proportioned living spaces with a spacious lounge and excellent sized kitchen dining room providing plenty of room for family living and entertaining. To the first floor are three superb size bedrooms, all offering excellent proportions rarely found in many modern homes, along with a family bathroom. Outside, the rear garden is not directly overlooked from behind, whilst the edge of estate setting gives the property a pleasant tucked away feel. The local area is particularly convenient for families, having schooling for all ages close by along with everyday amenities and transport links all within easy reach. A spacious home with huge potential and excellent room sizes throughout, early viewing is highly recommended.



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. 09/10/2026 13:21:03 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 with useful storage cupboard, glazed panel door opens to entrance hallway.

Entrance Hallway

Single panel radiator, one single power point, two useful built in storage cupboards.

Ground Floor Cloaks

Having low level WC and wash hand basin.

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Lounge 18' 3" x 10' 9" (5.56m x 3.27m)

PVC double glazed French doors to rear elevation, two single panel radiator's, fitted dado rail, coved ceiling, one double, one single power points, glazed panel door opens to rear entrance vestibule.



Rear Entrance Vestibule

Having a useful storage cupboard and PVC double glazed entrance door to rear elevation.

Kitchen/ Dining Room 15' 5" x 11' 5" (4.70m x 3.48m)

Having fitted base and wall units comprising single drainer stainless steel sink, gas cooker point, PVC double glazed window to front elevation, double panel radiator, wood effect flooring, built in storage cupboard, two double, one single power points.



First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to front elevation, single panel radiator, access to loft, built in storage cupboard housing wall mounted combination gas central heating boiler.

Bedroom One Rear 12' 1" x 10' 4" (3.68m x 3.15m)

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

Bedroom Two Front 12' 1" x 9' 11" (3.68m x 3.02m)

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

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Bedroom Three Rear 13' 5" x 9' 2" (4.09m x 2.79m)

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

Bathroom

Having a low level WC, panel bath, pedestal wash hand basin, PVC double glazed window to front elevation.



Externally

Property is fronted by a forecourt style garden. Whilst, to the rear there is a reasonable sized garden which is largely fully paved.



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Useful information about this property:

- Excellent Potential To Modernise & Add Value
- Rear Garden Not Overlooked
- Edge Of Estate Position
- Superb Size Bedrooms Throughout
- Larger Style Three Bedroom Home
- Freehold Tenure
- Chain Free
- Council Tax Band: A

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