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364 The Glen
Palacefields
Runcorn
WA7 2TQ
3 Bed Terrace House

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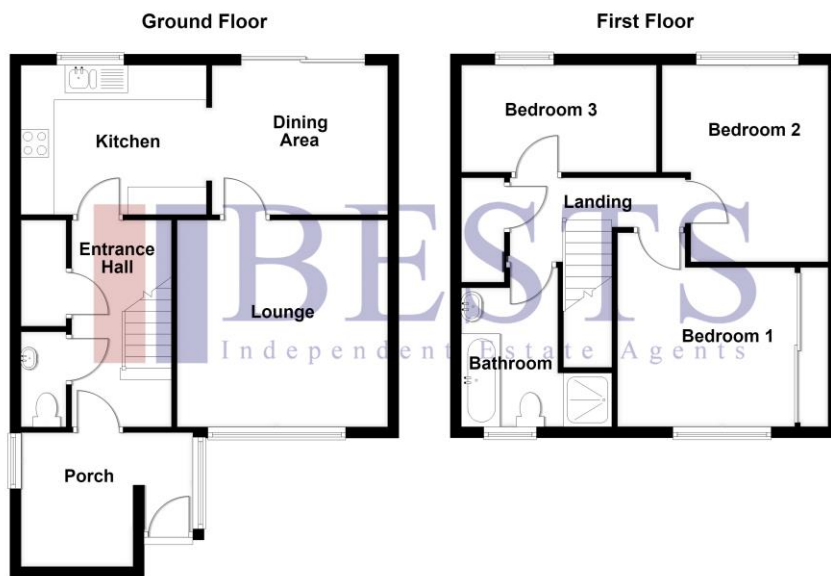
£150,000

Viewing Advised



364 The Glen, Palacefields, Runcorn, Cheshire, WA7 2TQ

Ideal First Home - Freehold Tenure - Ground Floor WC - Popular Area The Glen forms part of a well established and popular residential area, proving especially popular with first and second time buyers, younger families and investors alike. With local schooling, everyday amenities and communal parking all close by, it offers a convenient setting for day to day living. This three bedroom mid terrace home provides bright, well proportioned accommodation throughout and represents excellent value for those looking to take their next step onto the property ladder. The ground floor features a welcoming entrance hallway with the added convenience of a useful WC, a spacious lounge and an open plan kitchen dining room, creating a practical layout that works perfectly for both everyday family life and entertaining. Upstairs, there are three bedrooms, including two comfortable doubles and a good sized third bedroom, all served by a family bathroom. Outside, the property benefits from a reasonable sized enclosed rear garden, providing space for children to play, outdoor dining or simply relaxing. Offering plenty of potential for buyers to personalise over time, this is a home that would equally suit first time buyers, those looking for a little more space, younger families or investors. Early viewing is strongly 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. 17/08/2026 13:28:59 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

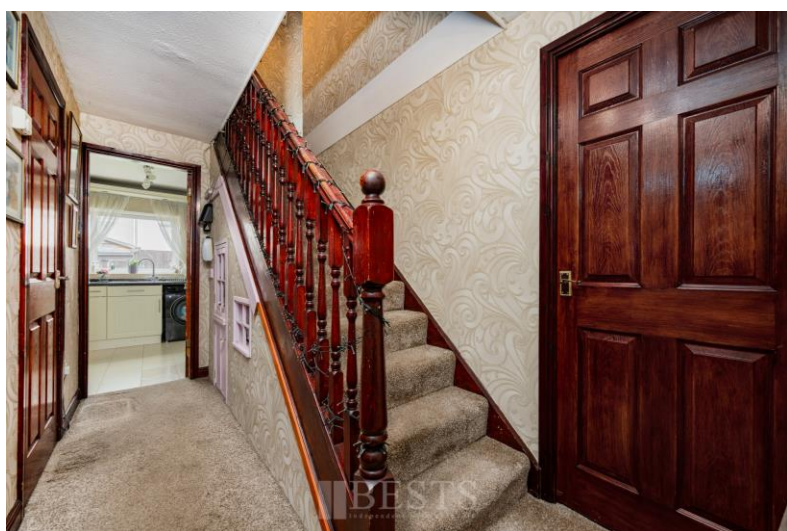
Front door opens to entrance porch, double panel radiator, windows to side elevations, one double power point, glazed panel door opens to entrance hallway.

Entrance Hallway

Having double panel radiator, two built in storage cupboards, single power point.

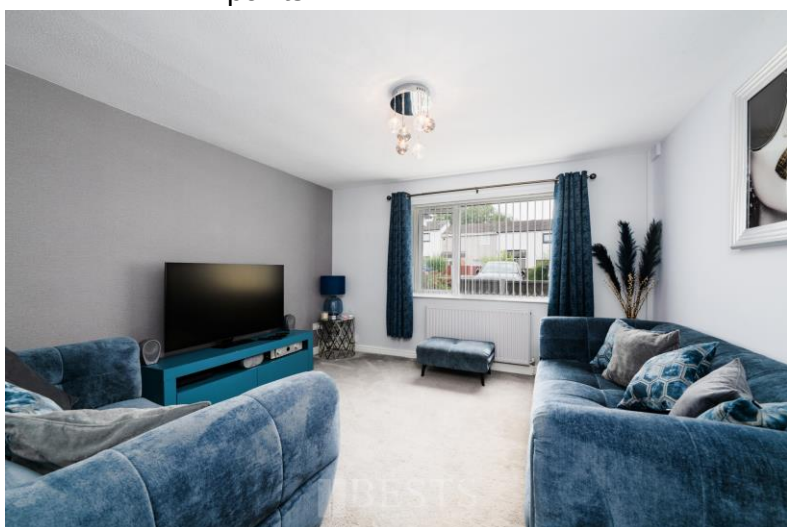
Ground Floor WC

Having low level WC, wash hand basin with vanity storage beneath and tiled flooring.



Lounge 12' 3" x 12' 4" (3.73m x 3.76m)

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



Dining Room 10' 2" x 8' 10" (3.10m x 2.69m)

Having double glazed sliding patio doors to rear elevation, double panel radiator, coved ceiling, one single power point.



Kitchen 11' 0" x 8' 9" (3.35m x 2.66m)

Having a range of fitted base and wall units comprising of one and a half bowl stainless steel single drainer sink with high neck mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, PVC double glazed window to rear elevation, four double, two single power points, tiled floor.



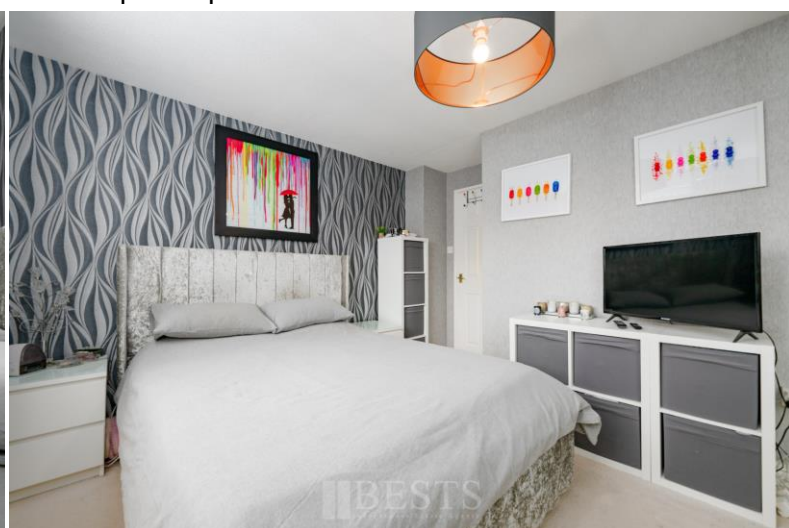


First Floor Landing

Stairs from hall to first floor landing, access to loft, useful built in storage cupboard.

Bedroom One Front **11' 11" maximum x 9' 11" to fitted wardrobes (3.63m x 3.02m)**

Having extensive fitted wardrobes with mirrored sliding fronts, single panel radiator, PVC double glazed window to front elevation, two double power points.



Bedroom Two Rear **11' 7" x 9' 8" (3.53m x 2.94m)**

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

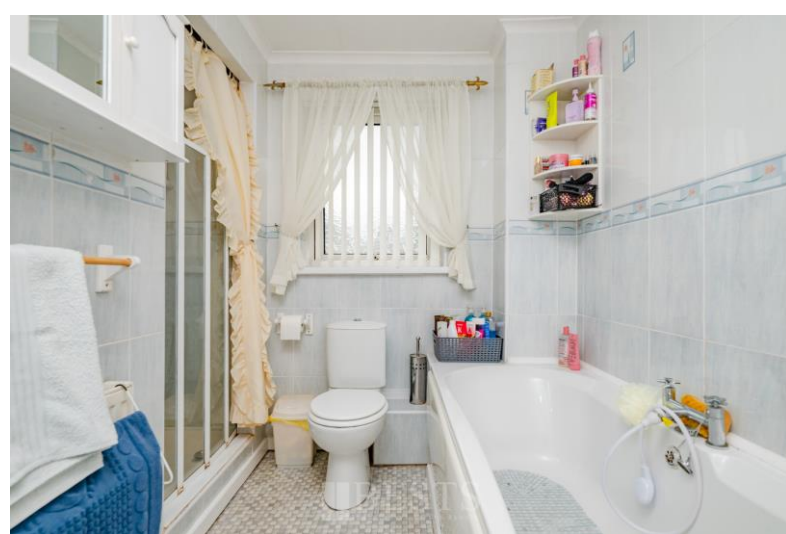
Bedroom Three Rear **11' 8" x 6' 4" (3.55m x 1.93m)**

Having double glazed window to rear elevation, single panel radiator, one single, one double power points.



Bathroom

Having a white suite comprising of low level WC, panel bath with mixer tap, pedestal wash hand basin with mixer tap over, fully tiled walk in shower enclosure with wall mounted electric shower, PVC double glazed window to front elevation, fully tiled walls, coved ceiling, single panel radiator.



Externally

Property is fronted by communal parking with a low maintenance fully paved forecourt style front. Whilst, to the rear of the property there is a enclosed reasonable sized garden being themed for ease of maintenance having wood decked patio, artificial grass. Included in the sale are timber sheds.



Useful information about this property:

- Freehold Tenure
- Popular Area
- Ground Floor WC
- Well Proportioned
- Communal Parking to Front
- Excellent First or Second Time Buy
- Close to Amenities
- 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.