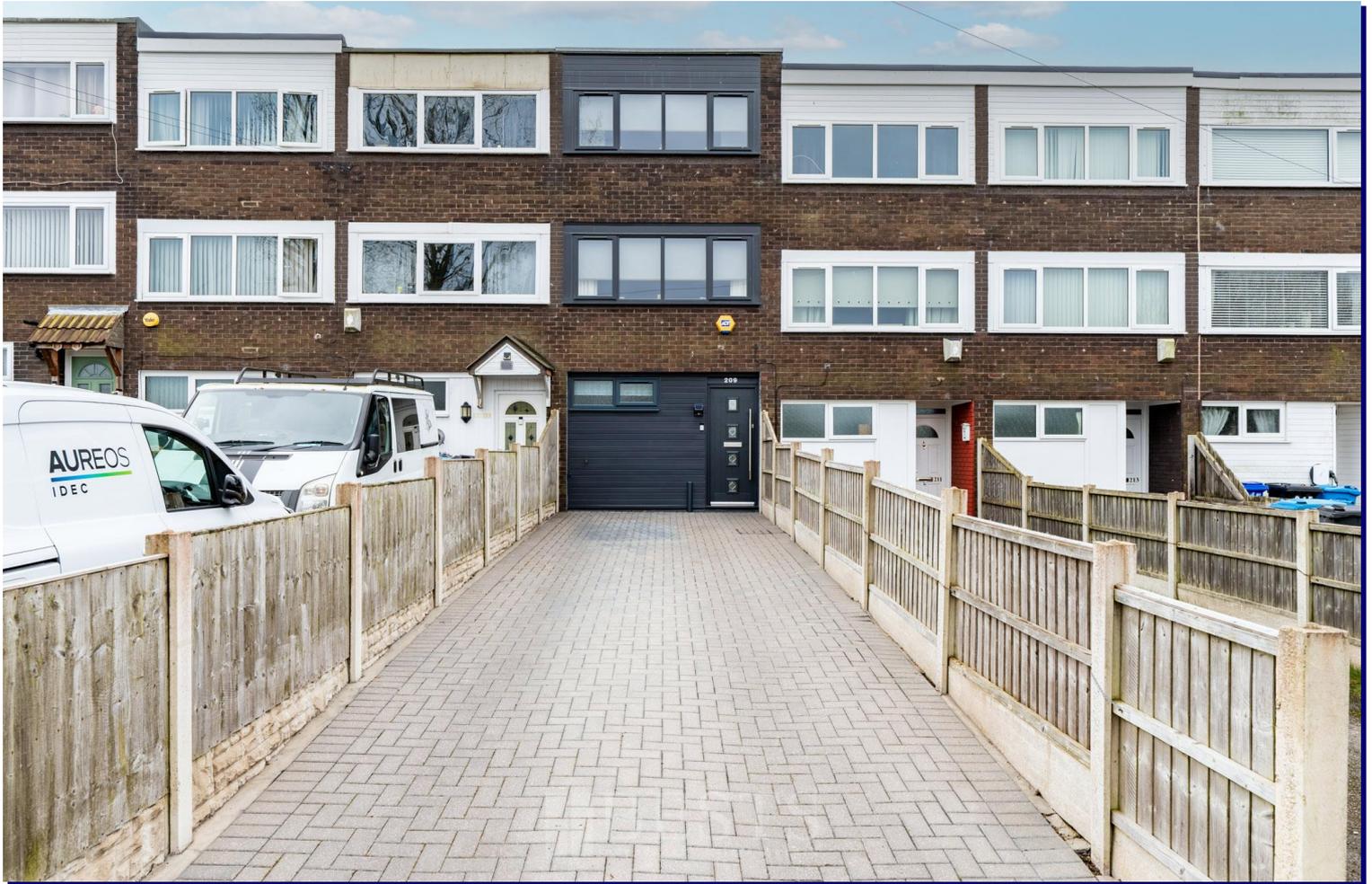


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209 Cotton Lane  
Runcorn  
WA7 5JB  
3 Bed Terrace House

£150,000

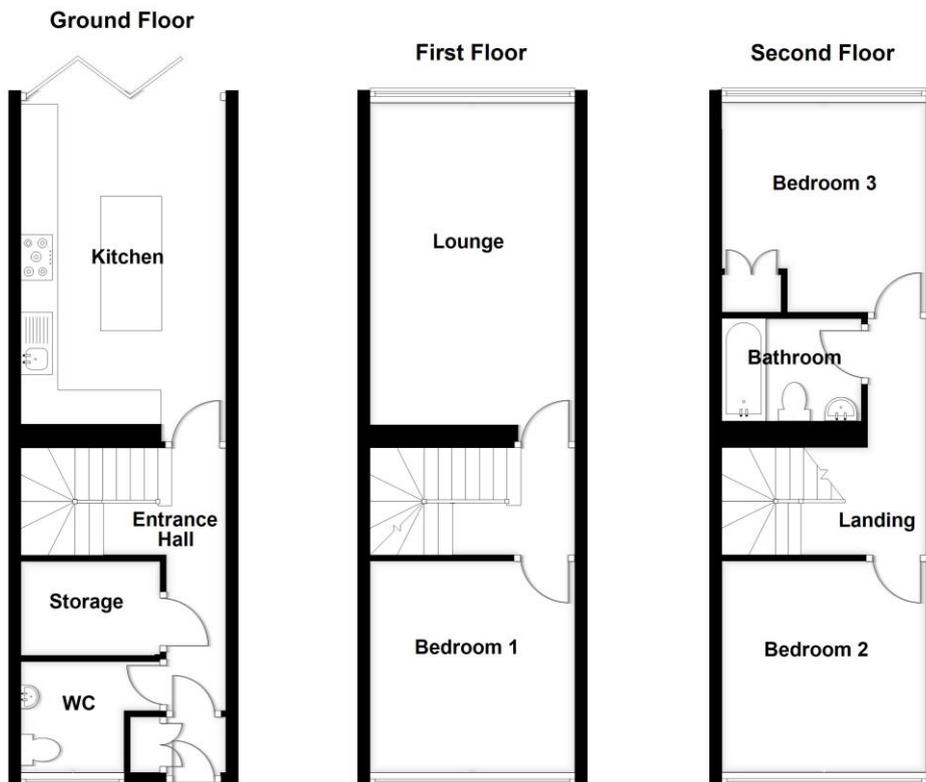
Viewing Advised

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[www.bests.co.uk](http://www.bests.co.uk)



## 209 Cotton Lane, Halton Lodge, Runcorn, Cheshire, WA7 5JB

\*Truly Stunning Home - Beautiful Kitchen With Bi Folding Doors - Superb Size Family Home - Three Double Bedrooms\* This three storey family home has to be one of the best examples of this popular and versatile home around. Brought to the market presented to exceptional standards throughout and genuinely must be viewed to be fully appreciated. Perfectly suited to buyers with growing families, being centrally located within town and having schooling for all ages just a short walk away along with proportions which are hard to beat in this price range. Upon entering the property viewers will find a welcoming hallway which has a WC and useful large storage room which leads through to the impressive kitchen located at the rear, an enviable room which has a high quality finish boasting Quartz working surfaces including the central island and Bi folding doors making this superb entertaining space naturally flow into the rear garden. The first floor has a spacious lounge and a good size master bedroom, the second floor accommodates the family bathroom and two further double bedrooms. Off road parking is provided to the front where there is a block paved driveway for multiple vehicles. An impressive home where only upon internal inspection can buyers get a true feel of what is on offer.



**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. 26/02/2026 12:56:55 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Vestibule**

Recently installed composite front door opens to entrance vestibule with useful storage area.

### **Entrance Hallway**

Glazed panel door opens to hallway, fitted mini ceiling down lighters, double panel radiator, one single power point.

### Ground Floor WC

A recently updated room having low level WC, wash hand basin with vanity storage beneath, half tiling to walls, contemporary style single panel radiator, PVC double glazed window to front elevation, tiled floor.



### Storage Room 7' 4" x 4' 10" (2.23m x 1.47m)

Having fitted base and wall units, tiled floor.

### Kitchen 17' 10" x 10' 7" (5.43m x 3.22m)

An impressive room having fitted base and wall units and central island with Quartz working surfaces, inset single bowl sink with side drainer and flexible mixer tap over, five ring induction hob with filter hood above, highline electric oven, integrated microwave/grill, washing machine and fridge, tiled floor, attractive splash back tiling, four double, one single power points, fitted mini ceiling down lighters, Bi folding double glazed doors to rear elevation, tiled floor, contemporary style double panel radiator.





**First Floor Landing**  
Stairs from entrance hall to first floor landing.





**Lounge 17' 4" x 10' 7" (5.28m x 3.22m)**

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

**Bedroom One Front 10' 10" x 10' 8" (3.30m x 3.25m)**

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



**Second Floor Landing**

Stairs from first floor landing to second floor landing, fitted skylight, one double power point, wall mounted electric heater.

**Bedroom Two Front 10' 8" x 10' 11" (3.25m x 3.32m)**

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

**Bedroom Three Rear 10' 8" x 10' 9" (3.25m x 3.27m)**

PVC double glazed window to rear elevation, single panel radiator, half panelling to walls, one double power point, built in storage cupboard housing wall mounted combination gas central heating boiler.



## 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, fitted extractor fan, single panel radiator.



## Externally

Property is fronted by a block paved driveway providing off road parking whilst to the rear there is an enclosed reasonable size low maintenance garden with porcelain paved patio area with fitted sun canopy, one external double power point, water supply, artificial lawn and separate rear access.



## Useful information about this property:

- Dream Kitchen
- Bi Folding Doors to Rear
- Ample Parking
- Beautifully Presented
- Three Double Bedrooms
- Ground Floor WC
- Close to Schooling
- Council Tax Band: A

## **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.