

bp5756



9 Sea Lane
Runcorn
WA7 5NG
2 Bed Terrace House

£110,000

Viewing Advised

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



9 Sea Lane, Runcorn, Cheshire, WA7 5NG

Beautifully Presented Two Bedroom Terrace - Convenient Location - Perfect Starter Home This mature terrace property is the perfect choice for those seeking manageable accommodation which has been updated and improved to provide a home which we feel is move in ready. With a modern kitchen, updated bathroom, combination gas central heating and PVC double glazing throughout, this charming property is sure to appeal to first time buyers and those looking to downsize. The accommodation consists of a lounge, kitchen and bathroom to the ground floor, whilst two bedrooms complete the first floor. Outside, an enclosed yard with useful storage can be found to the rear, which also provides direct access to a communal garden beyond. The location is particularly convenient, with the Mersey Gateway just seconds away providing excellent transport links to the wider road network. The Bridgewater Canal can also be found at the bottom of the road, offering scenic waterside walks, whilst local shops and a family pub are all within a short walk. Early viewing is highly recommended to fully appreciate what's on offer. ****EPC: D (63)****



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. 25/08/2026 19:01:24 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Lounge 11' 2" x 10' 1" (3.40m x 3.07m)

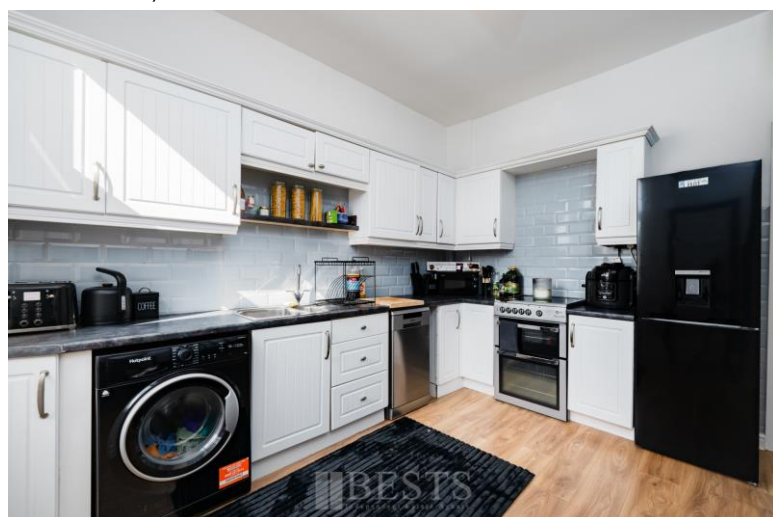
Front door opens to lounge, Single panel radiator, built-in services cupboard, PVC double glazed window to front elevation, coved ceiling, four double power points, fitted wall lights.

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Dining/Kitchen 11' 9" x 11' 1" (3.58m x 3.38m)

Kitchen area has a range of modern base and wall units, comprising of inset one and a half bowl single drainer stainless steel sink, electric cooker point, plumbing and drainage for an automatic washing machine, splash back tiling, single panel radiator, three double power points, PVC double glazed door to rear elevation, stairs to first floor.



Bathroom

Having a recently updated white suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, single panel radiator, two PVC double glazed windows to side elevation.

First Floor Landing

Stairs from dining/kitchen to first floor landing.

Bedroom One Front 11' 5" x 10' 0" (3.48m x 3.05m)

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



Bedroom Two Rear 11' 9" x 8' 6" (3.58m x 2.59m)

Two double power points, single panel radiator, PVC double glazed window to rear elevation, built-in cupboard housing a wall mounted combination gas central heating boiler.

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Externally

To the rear of the property there is an enclosed yard with useful store which enjoys a fair degree of sunshine, beyond is a communal garden area.



Useful Information About This Property:

- Perfect Starter Home
- Communal Garden to Rear
- Bridge Water Canal Close By
- Enclosed Rear Yard
- Close to Mersey Gateway
- Well Presented Home
- Ideal Investment Purchase
- 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.

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