

bp5716



14 Balfour Street
Runcorn
WA7 4PH
2 Bed Terrace House

£100,000

Viewing Advised

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



14 Balfour Street, Runcorn, Cheshire, WA7 4PH

Chain Free - Close To Runcorn Railway Station - First Floor Bathroom Located within a convenient and established area of Runcorn is this two bedroom mid terrace home, Balfour Street enjoys excellent convenience, with Runcorn Railway Station just a few minutes walk away along with everyday amenities and transport links all close by. Internally, the property offers a traditional layout which includes an entrance hallway, bright open plan lounge dining room and kitchen to the rear. To the first floor, viewers will find two bedrooms along with the added advantage of a first floor bathroom, a feature not always found in homes of this style and era. Outside, the property enjoys an enclosed rear yard style garden which offers low maintenance outdoor space. Offered for sale with no onward chain and leasehold tenure, this property presents an excellent opportunity for buyers seeking a home with potential within a convenient location. Early viewing is 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. 28/05/2026 15:57:58 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC front door opens to hallway, wood effect flooring, single panel radiator, fitted dado rail, original coved ceiling.

Lounge 11' 4" x 10' 2" (3.45m x 3.10m)

Two PVC double glazed windows to front elevation, original coved ceiling, wood effect flooring, meters and services cupboard, three double power points, single panel radiator.

Dining Room 12' 9" x 10' 8" (3.88m x 3.25m)

PVC double glazed window to rear elevation, wood effect flooring, single panel radiator, two double power points, built in under stairs storage cupboard.

Kitchen 9' 2" x 7' 3" (2.79m x 2.21m)

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Having fitted base and wall units comprising of single drainer stainless steel sink with mixer tap over, PVC double glazed window and entrance door to side elevation, fully tiled walls, three double, one single power points.

First Floor Landing

Stairs from entrance hall to first floor landing, fitted dado rail, single panel radiator, access to loft.

Bedroom One Front 13' 7" x 11' 3" (4.14m x 3.43m)

PVC double glazed window to front elevation, wall mounted combination gas central heating boiler, fitted picture rail, wood effect flooring, four double power points, single panel radiator.

Bedroom Two Rear 12' 10" x 8' 5" (3.91m x 2.56m)

PVC double glazed window to rear elevation, wood effect flooring, three double power points, single panel radiator.

Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin, panel bath, walk in shower enclosure with electric shower, fully tiled walls, tiled floor, PVC double glazed window to side elevation, single panel radiator.

Externally

To the rear of the property there is an enclosed yard with separate rear access and useful storage shed.

Leasehold Information

This property is leasehold with a 990 year (less three days) from 24 June 1894 with an annual ground rent of £1.75



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Useful Information About This Property:

- First Floor Bathroom
- Entrance Hallway
- Close To Station
- Popular Area
- Chain Free
- Leasehold Tenure
- Open Plan
- 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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