

BP5655



33 Blyth Close  
Runcorn  
WA7 6DN  
3 Bed Terrace House

£110,000

Viewing Advised

Independent Family Owned Estate Agents  
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### 33 Blyth Close, Murdishaw, Runcorn, Cheshire, WA7 6DN

\*Chain Free - Freehold Tenure - Ground Floor WC \*This mid row terrace home offers more than your average home within this price range. Full of potential and boasting a bright and spacious layout which is perfect for family living. Being located within the popular Murdishaw area of Runcorn, well served by everyday amenities including family pub, vets, supermarket and both primary and secondary schooling. Consisting of an entrance hallway with wc, open plan kitchen dining room with the spacious lounge off. Whilst at first floor level there are three bedrooms and a family bathroom. Communal parking is located to the front whilst there is an enclosed rear garden which isn't overlooked. An ideal first home or investment purchase which offers buyers the chance to apply their own stamp. EPC:TBC



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. 04/11/2025 14:03:00 The content of these sales details are the copyright of Bests Estate Agents.

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

#### **Recessed Entrance**

Recessed entrance with meter cupboard and bin store, PVC double glazed door opens to entrance hallway: Single panel radiator.

#### **Ground Floor Cloaks**

Low level WC, pedestal wash hand basin, PVC double glazed window to front elevation.

**Kitchen/ Dining Room 18' 6" x 11' 5" narrowing to 7' 8" in kitchen area (5.63m x 3.48m)**

Kitchen area has fitted base and wall units with single drainer stainless steel sink with mixer tap over, splash back tiling, PVC double glazed window to front elevation, two double power points. Dining area has double panel radiator, one single power point.

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**Lounge 13' 7" x 11' 5" (4.14m x 3.48m)**

PVC double glazed window to rear elevation, double panel radiator, one double, one single power point, large built in storage cupboard.

**Rear Entrance Vestibule**

Having PVC double glazed entrance door to rear elevation.

**First Floor Landing**

Stairs from hall to first floor landing, built in storage cupboard housing wall mounted combination gas central heating boiler plus a further large walk in cupboard and one single power point, access to loft.



**Bedroom One Front 15' 6" x 8' 7" (4.72m x 2.61m)**

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

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**Bedroom Two Rear 13' 11" x 8' 7" (4.24m x 2.61m)**

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



**Bedroom Three Rear 10' 7" x 5' 10" (3.22m x 1.78m)**

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

**Bathroom**

Having a three piece suite comprising low level WC, panel bath with fitted glass shower screen and mixer shower over, splash back tiling, pedestal wash hand basin, single panel radiator, PVC double glazed window to front elevation.



**Externally**

Property is fronted by a forecourt style lawn garden whilst to the rear there is an enclosed reasonable sized garden with paved patio and separate rear access, all of which is not directly overlooked.



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**Useful information about this property:**

- Ideal First Home
- No Chain Delay
- Popular Area
- Close To Schooling
- Great Investment Purchase
- Not Overlooked To Rear
- Ground Floor WC
- Council tax band: A

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