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12 Sawley Close
Runcorn
WA7 6RD
2 Bed Semi Detached House

£160,000

Viewing Advised

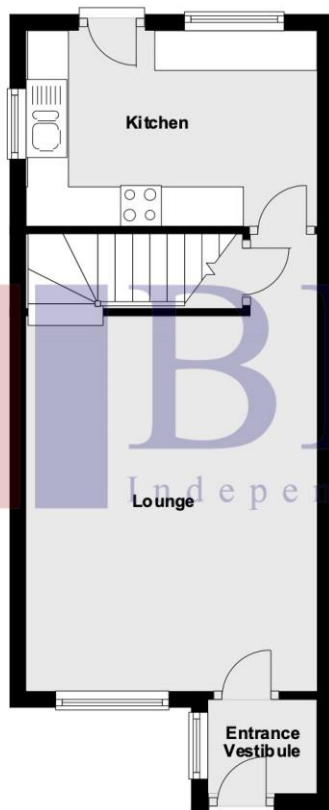
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12 Sawley Close, Runcorn, Cheshire, WA7 6RD

Chain Free - Freehold - Cul De Sac Position - Close to Runcorn East Station & Canal Side Walks Sawley Close, Runcorn is a modern two bedroom semi detached home, perfectly suited to first time buyers, standing within a quiet cul de sac setting. The property benefits from off road parking and is conveniently placed for access to Runcorn East Railway Station along with scenic canal side walks close by, offering the perfect balance of practicality and lifestyle. Internally, the accommodation is well laid out and ready to move into. A welcoming entrance leads through to a comfortable lounge, with a kitchen to the rear providing access to the garden. To the first floor, there are two well proportioned double bedrooms along with an updated bathroom finished in a modern style. Externally, the property offers low maintenance outdoor space to the rear, whilst the frontage provides the added convenience of off road parking. A superb opportunity to acquire a well presented home in a pleasant and tucked away position, ideal for those looking to take their first steps onto the property ladder. Early viewing is strongly recommended. EPC: C (69)

Ground Floor



First Floor



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. 22/04/2026 10:16:19 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed entrance door opens to Vestibule, wood effect laminate flooring, single power point, PVC double glazed window to side elevation.

Lounge **18' 3" maximum x 11' 10" (5.56m x 3.60m)**

Wood effect laminate flooring, PVC double glazed window to front elevation, double panel radiator, electric fire standing on a decorative hearth and back, coved ceiling, two double power points, telephone extension point, under stairs storage cupboard.

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Kitchen 11' 10" x 7' 10" (3.60m x 2.39m)

Having a range of base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer top over, four burner gas hob with electric oven below, filter hood above, plumbing and drainage for automatic washing machine. PVC double glazed window and entrance door to rear elevation, PVC double glazed window to side elevation, coved ceiling, double panel radiator, one double, two single power points, tiled effect laminate flooring.



First Floor Landing

Stairs from lounge to first floor landing, loft access, single power point.

Bedroom One Front 11' 11" x 11' 7" maximum (3.63m x 3.53m)

PVC double glazed window to front elevation, double panel radiator, two double, one single power points, built-in storage cupboard.



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Bedroom Two Rear 11' 11" x 7' 11" (3.63m x 2.41m)

PVC double glazed window to rear elevation, double panel radiator, coved ceiling, wood effect laminate flooring, one double, one single power points.

Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with mixer shower over, PVC double glazed window to side elevation, splash back tiling, single panel radiator, built-in storage cupboard housing wall mounted combination gas central heating boiler.



Externally

The property occupies a cul-de-sac position fronted by a lawned garden and paved driveway, to the rear there is an enclosed rear garden themed for ease of maintenance being fully paved.



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Useful information about this property:

- Superb First Home
- Chain Free
- Close to Bridgewater Canal
- Walking Distance to Runcorn East Railway Station
- Two Double Bedrooms
- Off Road Parking
- Cul De Sac Position
- Council Tax Band: B

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.