

bp5740



76 York Street
Runcorn
WA7 5BA
2 Bed Terrace House

£110,000

Viewing Advised

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76 York Street, Runcorn, Cheshire, WA7 5BA

REQUIRES UPDATING - PERIOD FEATURES - ESTABLISHED OLD RUNCORN LOCATION Standing within one of Runcorn's long established residential areas, this mature two bedroom mid terrace home offers an excellent opportunity for those seeking a property they can update and personalise to their own tastes and requirements. Whilst the property would benefit from a programme of modernisation and cosmetic improvement, it retains a number of attractive original features including decorative coving, ceiling rose and a beautiful open fireplace within the lounge, all adding character and charm that is increasingly difficult to find. Internally, the accommodation is well proportioned throughout and briefly consists of an entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor viewers will find two bedrooms together with the family bathroom, a feature not always found within properties of this age and style. Outside, the property benefits from a reasonable sized enclosed rear yard which enjoys a desirable south facing aspect. Properties within this established part of Old Runcorn continue to prove popular with a wide variety of buyers and this particular home presents an excellent opportunity for those looking to create a property to their own specification whilst taking advantage of the character and proportions often associated with homes of this era. EPC:D(66)



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. 17/07/2026 12:50:48 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 entrance hallway, single panel radiator, original coved ceiling, single power point.

Lounge 10' 4" x 11' 1" (3.15m x 3.38m)

PVC double glazed window to front elevation, single panel radiator, meter and services cupboard, original period style fire place, fitted dado rail, original coved ceiling, fitted ceiling rose, one single, one double power points.

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Dining Room 14' 7" maximum x 10' 6" (4.44m x 3.20m)

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

Morning Room 10' 2" x 7' 11" (3.10m x 2.41m)

PVC double glazed window to side elevation, single panel radiator, one double power point, built in under stairs storage cupboard.



Kitchen 9' 4" x 7' 11" (2.84m x 2.41m)

Having fitted base and wall units with single drainer stainless steel sink with mixer tap over, gas cooker point, splash back tiling, PVC double glazed window to rear elevation, PVC double glazed window and entrance door to side elevation, coved ceiling, two double, one single power points, plumbing and drainage for automatic washing machine.



First Floor Landing

Stairs from entrance hall to first floor landing, one single power point, access to loft.

Bedroom One Front 13' 7" x 11' 1" (4.14m x 3.38m)

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

Bedroom Two Rear 13' 2" x 8' 1" (4.01m x 2.46m)

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

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Bathroom

Having a white suite comprising of fitted bath with fitted glass shower screen, mixer tap with shower attachment, low level WC, wash hand basin with mixer tap over, splash back tiling, single panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler.

Externally

To the rear of the property there is an enclosed yard with separate rear access.



Useful information about this property:

- Ideal Investment Purchase
- Chain Free
- Freehold
- South Face Rear Yard
- Original Features
- Close To Runcorn Station
- First Floor Bathroom
- 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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