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56 Campbeltown Close
Runcorn
WA7 4WB
3 Bed Semi Detached House
60% Shared Ownership

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Shared Ownership
£132,000

56 Campbeltown Close, Runcorn, Cheshire, WA7 4WB

Shared Ownership (60%) - Built In 2023 - Three Bedroom Semi Detached - Excellent First Step Onto The Property Ladder - Modern Throughout - Driveway Parking

Campbeltown Close, Runcorn presents an excellent opportunity for buyers looking to take their first step into home ownership with this modern three bedroom semi detached home, available on a 60% shared ownership basis. Shared ownership provides an affordable route into owning your own home, allowing purchasers to buy a share of the property whilst benefiting from the security and lifestyle advantages of home ownership. Built in 2023, this attractive home offers bright, modern and well planned accommodation throughout and is ideally positioned close to Runcorn Old Town, having a range of everyday amenities nearby along with Runcorn Railway Station just a short distance away, making it a great choice for commuters. Internally, viewers are welcomed by an entrance hallway with a useful ground floor WC. The lounge enjoys a dual aspect design whilst the modern kitchen dining room provides a superb everyday living and entertaining space with direct access out to the garden. To the first floor there are three bedrooms along with a family bathroom, making this home a practical choice for a wide range of buyers. Outside, a tarmac driveway to the side provides off road parking whilst the rear garden is fully enclosed, featuring a walled boundary, paved patio area and lawn, creating a manageable outdoor space. A fantastic opportunity to purchase a nearly new home at a more accessible price point. Early viewing is strongly recommended. EPC:B(83)



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. 20/08/2026 20:28:25 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Central Hallway

Composite double glazed front door opens to a central hallway, wood effect laminate flooring, single panel radiator, built in under stairs storage cupboard, one double power point.

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Ground Floor Cloaks

Having low level WC, pedestal wash hand basin, PVC double glazed window to front elevation, single panel radiator.



Lounge 14' 9" x 9' 5" (4.49m x 2.87m)

PVC double glazed windows to front and side elevations, wood effect laminate flooring, double panel radiator, three double power points.



Kitchen/ Dining Room 14' 9" x 9' 10" maximum (4.49m x 2.99m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, concealed wall mounted combination gas central heating boiler, plumbing and drainage for automatic washing machine, fitted mini ceiling down lighters, PVC double glazed window to front elevation, PVC double glazed French doors to side elevation, double panel radiator, five double, one single power point's.



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First Floor Landing

Stairs from hall to first floor landing, access to loft, built in storage cupboard.

Bedroom One 14' 9" x 9' 8" (4.49m x 2.94m)

PVC double glazed windows to front and side elevations, double panel radiator, three double power point's.



Bedroom Two

10' 0" x 6' 8" (3.05m x 2.03m)

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

Bedroom Three Front

7' 10" x 8' 6" maximum (2.39m x 2.59m)

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



Bathroom

Having a white suite comprising of low level WC, pedestal wash hand basin, panel bath with fitted glass shower screen and electric shower, splash back tiling, fitted shaver point, PVC double glazed window to front elevation, fitted mini ceiling down lighters, extractor fan.

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Externally

Property stands in a prominent corner position having a lawned front garden with mature perimeter hedgerows. Whilst to the rear, there is a fully enclosed reasonable sized garden with a brick perimeter wall, paved patio and laid lawn.



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Please Note – Shared Ownership Information

This property is leasehold tenure with a lease length of 990 years and is being sold on a shared ownership basis with 60% share available, the current rent level for the remaining 40% share is £206.15 + a service charge of £32.11 totalling £238.26 per month. This is reviewed annually on 1st April. Any applicant must pass a criteria which will including liaising with Metro Finance where they will need to present a minimum of the following information:

- Name, DOB, address etc
- Current annual income if employed or self-employed(which cannot exceed a total of £80,000 jointly)
- Details of any other income received ie any benefits etc
- Monthly loan or car finance payments
- Outstanding credit card balance
- Level of deposit intending to use
- Total level of savings, equity, investment available

Useful information about this property:

- Shared Ownership Home
- Perfect First Buy
- Chain Free
- Close to Runcorn Railway Station
- Off Road Parking
- Ground Floor WC
- Modern Semi Detached Home
- 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.