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261 The Glen
Runcorn
WA7 2TF
3 Bed Terrace House With
Conservatory

Independent Family Owned Estate Agents
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£150,000

Viewing Advised



261 The Glen, Palacefields, Runcorn, Cheshire, WA7 2TF

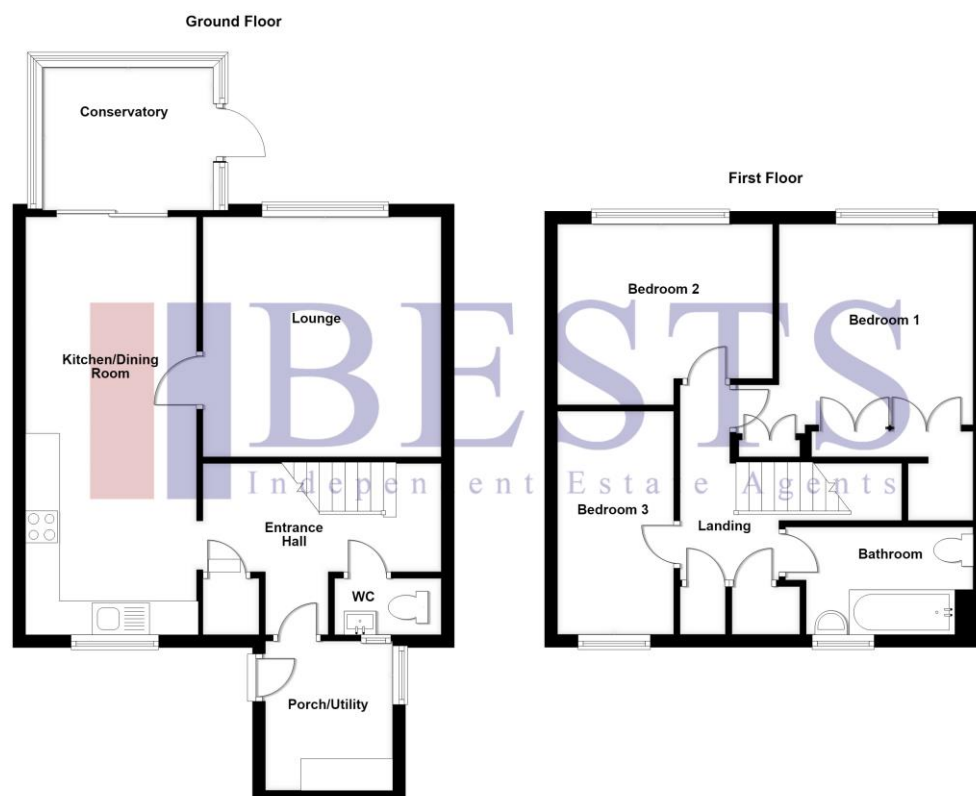
BEAUTIFULLY PRESENTED THROUGHOUT - MOVE IN READY FAMILY HOME - EXCELLENT VALUE FOR MONEY

The Glen represents an excellent opportunity for those seeking a modern family home without the need for immediate expenditure. Beautifully presented throughout, the current owners have created a stylish and welcoming home which is perfectly suited to today's family living.

Internally, viewers are welcomed by an entrance porch which has been cleverly adapted to provide a useful utility area. The entrance hallway offers additional storage along with a convenient ground floor WC. The bright dual aspect kitchen dining room is undoubtedly one of the home's standout features, providing an excellent everyday family space whilst the conservatory offers additional space with direct access to the rear garden. A good size lounge completes the ground floor. To the first floor, the property offers three well proportioned bedrooms together with a modern family bathroom fitted with a whirlpool shower bath.

Outside, communal parking is located directly in front of the property whilst an enclosed porcelain paved forecourt garden creates an attractive and low maintenance frontage. The rear garden enjoys a desirable southerly aspect and benefits from a good sized garden shed providing useful outside storage. The location is particularly convenient for family buyers, with primary schooling close by and a range of everyday amenities all within a short walk.

A superb opportunity to acquire a move in ready family home offering exceptional value for money.



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. 16/07/2026 15:25:34 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

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Entrance Porch/ Utility Room

PVC double glazed front door opens to entrance porch/ utility room, tile effect flooring, PVC double glazed window to side elevation, plumbing and drainage for automatic washing machine, two double power points, glazed panel door opens to entrance hallway.

Entrance Hallway

Having tile effect flooring, tall contemporary style radiator, fitted wall lights, two single power points, built in storage cupboard.

Ground Floor Cloaks

Having low level WC, wash hand basin with waterfall style tap, tiled floor, tiled walls, single panel radiator, PVC double glazed window to front elevation.



Lounge 12' 4" x 12' 5" (3.76m x 3.78m)

PVC double glazed window to rear elevation, tall contemporary style double panel radiator, fitted wall lights, coved ceiling, three double power points.



Kitchen/ Dining Room 21' 6" x 8' 9" (6.55m x 2.66m)

Kitchen area has a range of quality fitted base and wall units having single drainer sink with high neck mixer tap over, in set four burner gas hob with electric double oven beneath and filter hood above, integrated fridge freezer and dishwasher, three double, one single power points, tile effect flooring, PVC double glazed window to front elevation, fitted mini ceiling down lighters, coved ceiling. Dining area has tile effect flooring, double panel radiator, coved ceiling, fitted mini ceiling down lighters, one double power point, PVC double glazed sliding patio doors to conservatory.

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Conservatory 8' 8" x 7' 4" (2.64m x 2.23m)

Having PVC double glazed units with entrance door to side elevation, one double power point.



First Floor Landing

Stairs from entrance hall to first floor landing, access to loft, one single power point, two built in storage cupboards one housing a wall mounted combination gas central heating boiler.

Bedroom One Rear 12' 6" into fitted wardrobes x 12' 0" maximum (3.81m x 3.65m)

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

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Bedroom Two Rear 11' 6" x 9' 10" (3.50m x 2.99m)

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



Bedroom Three Front 11' 5" x 5' 11" (3.48m x 1.80m)

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

Bathroom

Having a white three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap over, P shaped jacuzzi whirlpool shower bath with electric shower over, fitted glass shower screen, attractive splash back tiling, fitted mini ceiling down lighters, extractor fan, tiled floor, contemporary style chrome effect heated towel rail, PVC double glazed window to front elevation.



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Externally

Property forms part of a cul de sac being fronted by communal parking having an enclosed low maintenance Porcelain paved forecourt style garden. Whilst to the rear of the property there is a reasonable sized enclosed garden, fully gravelled for ease of maintenance with artificial lawn, included in the sale is a timber shed.



Useful Information About This Property:

- Beautifully Presented
- Ideal First Home
- Freehold Tenure
- Conservatory
- Ground Floor WC
- Popular Area
- Southerly Aspect to Rear
- Council Tax Band: A

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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.