

bp5728



54 Union Street
Runcorn
WA7 5SU
3 Bed Terrace House with Useful
loft room

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£140,000

Viewing Advised



54 Union Street, Runcorn, Cheshire, WA7 5SU

*Three Bedroom Terrace Home - Beautifully Presented Throughout - Views Towards Rock Park - Freehold Tenure – Useful Loft Room - Must See Home * Offering much more than first meets the eye, Union Street presents an excellent opportunity for buyers looking for a beautifully presented home with more space than you may expect. Positioned within a convenient part of Runcorn, the property enjoys a pleasant open aspect to the front with views towards Rock Park, creating a setting not always found with homes of this style. Internally, viewers are welcomed into well planned accommodation which has been tastefully maintained and improved throughout. The ground floor provides a comfortable lounge along with a separate dining room which flows naturally through into the kitchen. The kitchen area benefits from a large Velux roof window, helping introduce additional natural light and creating an attractive feature within the room, beyond the kitchen is the fully tiled ground floor bathroom. To the first floor there are three bedrooms, a generous double main bedroom whilst bedroom two also provides staircase access to a useful loft room, offering excellent additional storage space. Overall, Union Street is a home which offers far more than initially expected and really should be viewed to appreciate everything available.



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. 22/06/2026 21:14:56 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Lounge 12' 1" x 11' 4" (3.68m x 3.45m)

PVC double glazed front door opens to lounge, double panel radiator, coved ceiling, wood effect flooring, three double power points.

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Dining Room 12' 1" x 11' 10" (3.68m x 3.60m)

Wood effect flooring, coved ceiling, three double power points, double panel radiator, access to useful cellar.



Kitchen 9' 4" x 7' 9" (2.84m x 2.36m)

Having fitted base and wall units with one and a half bowl single drainer sink with mixer tap over, inset four burner gas hob with electric oven and integrated microwave, fitted filter hood, splash back tiling, large fitted Velux roof light, fitted mini ceiling down lighters, tiled floor, integrated washing machine and dishwasher, PVC double glazed window to side elevation.



Rear Entrance Hall

Having PVC double glazed entrance door to side elevation, tiled floor, built in storage cupboard housing a recently installed wall mounted combination gas central heating boiler.

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Bathroom

Having a white suite comprising of low level WC, pedestal wash hand basin with mixer tap over, shower/bath with fitted glass shower screen and mixer shower over, splash back tiling, fitted extractor fan, fitted mini ceiling down lighters, chrome effect heated towel rail, PVC double glazed window to side elevation.



First Floor Landing

Stairs from lounge to first floor landing.

Bedroom One Front 12' 1" x 11' 4" (3.68m x 3.45m)

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



Bedroom Two Rear 11' 7" maximum x 10' 9" (3.53m x 3.27m)

PVC double glazed window to rear elevation, single panel radiator, two double power points, stairs leading up to a useful additional loft area.



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Additional Loft Area 13' 0" maximum x 12' 5" (3.96m x 3.78m)

Having a fitted Velux roof light, double panel radiator, one double power point.

Bedroom Three Rear 7' 5" x 7' 8" maximum (2.26m x 2.34m)

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



Cellar 11' 5" x 11' 3" (3.48m x 3.43m)

Having single panel radiator, power and light.

Useful Information About This Property:

- Three Bedrooms
- Useful Loft Area
- Not Overlooked to Front
- Great Kitchen Dining Room
- Chain Free
- Perfect First Home
- Freehold Tenure
- 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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