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51 Navigation Close  
Runcorn  
WA7 6DE  
4 Bedroom Terrace House

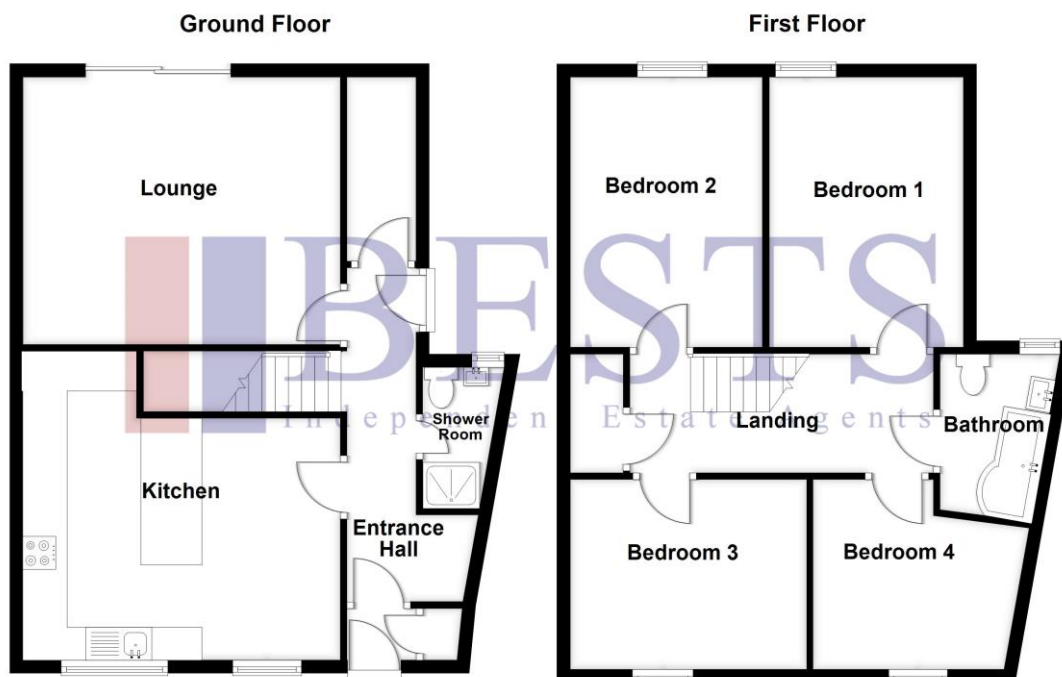
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## 51 Navigation Close, Murdishaw, Runcorn, Cheshire, WA7 6DE

\*Four Bedrooms - Stunning Kitchen - Recent Replacement Roof - Updated And Improved Throughout - Chain Free - Superb Family Home \*Located within the popular and convenient Murdishaw area of Runcorn is this updated and improved FOUR BEDROOM mid terrace home, offering excellent value for money and perfectly suited to those seeking generous living space at an affordable price. Over recent years, the current owner has undertaken a scheme of improvements, including an updated kitchen with Quartz work surfaces and integrated appliances, the installation of a handy ground floor shower room, a replacement family bathroom, a recent replacement roof and an updated combination gas central heating boiler. These well designed homes really must be viewed internally to be fully appreciated. The accommodation offers an excellent size kitchen dining room, spacious lounge, four generous bedrooms and ample storage throughout, making it an ideal choice for growing families. The local area is well served by a range of amenities, including both primary and secondary schooling, a health centre, family pub, coffee shop and supermarket, all within walking distance. Why not arrange a viewing and take a closer look at this superb family home?



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](http://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. 06/05/2026 13:09:52 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Vestibule**

Recently installed composite front door opens to entrance vestibule with meter cupboard and bin store, PVC double glazed front door opens to entrance hallway.

### **Entrance Hallway**

Wood effect laminate flooring, coved ceiling, fitted mini ceiling down lighters, single panel radiator, one double power point, PVC double glazed entrance door to rear elevation, large walk in storage cupboard with recently installed wall mounted combination gas central heating boiler.



### Ground Floor Shower Room

Having low level WC, wash hand basin with waterfall style mixer tap over and vanity storage beneath, walk in shower enclosure with wall mounted mixer shower, waterfall style shower head and additional shower wand, PVC clad walls, PVC double glazed window to rear elevation, fitted mini ceiling down lighters, tile effect flooring.



### Lounge 15' 10" x 13' 4" (4.82m x 4.06m)

Having tiled floor, coved ceiling, fitted ceiling rose, PVC double glazed sliding patio doors to rear elevation, double panel radiator, four double, one single power points.



**Kitchen/ Dining Room 15' 9" x 11' 6" extending to 14' 11" (4.80m x 3.50m)**

Having fitted quality kitchen units with Quartz working surfaces, integrated five ring induction hob with filter hood above, highline electric oven, single drainer sink with mixer tap over, integrated full height fridge and freezer, built in pantry cupboard, integrated washing machine and dishwasher, tall contemporary style single panel radiator, fitted mini ceiling down lighters, six double power points, wood effect flooring.



**First Floor Landing**

Stairs from entrance hall to first floor landing, covered ceiling, good sized built in storage cupboard.

**Bedroom One Rear 13' 4" x 10' 0" (4.06m x 3.05m)**

(Currently arranged as a second Lounge) PVC double glazed window to rear elevation, covered ceiling, single panel radiator, three double power points.

**Bedroom Two Rear 13' 4" x 9' 6" (4.06m x 2.89m)**

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



**Bedroom Three Front 11' 9" x 8' 7" (3.58m x 2.61m)**

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



**Bedroom Four Front 10' 7" maximum x 8' 7" (3.22m x 2.61m)**

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

**Bathroom**

A recently updated room having a three piece suite comprising of low level WC, wash hand basin with mixer tap over, shower bath with fitted glass shower screen, mixer tap and mixer shower over with waterfall style shower head and additional shower wand, PVC clad walls, chrome effect heated towel rail, PVC double glazed window to rear elevation, tile effect flooring, fitted mini ceiling down lighters.





### Externally

Property is fronted by a low maintenance garden with paved pathway and artificial lawn. Whilst, to the rear there is a reasonable sized porcelain paved garden with raised planting beds and useful garden sheds.

### Useful Information About This Property:

- Recent New Roof
- Impressive Kitchen
- Updated Family Bathroom
- Handy Ground Floor Shower Room
- Close to Schooling For All Ages
- Chain Free
- Excellent Size Bedrooms
- 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.