

bp5697



6 Heather Close  
Beechwood  
Runcorn  
WA7 3HW  
2 Bed End Terrace House

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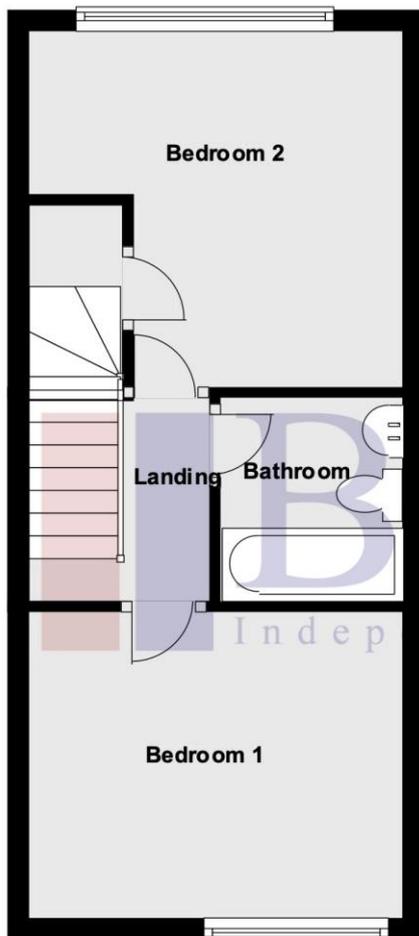
Offers Over £150,000



## 6 Heather Close, Beechwood, Runcorn, Cheshire, WA7 3HW

Heather Close, a modern two bedroom end terrace home standing within the ever popular Beechwood area of Runcorn, perfect for those looking to take their first steps onto the property ladder or equally suited to downsizers seeking a low maintenance home. Offered with no chain and freehold tenure, this is an excellent opportunity not to be missed. Positioned with a pleasant open aspect to the front across to mature woodland, the property enjoys an attractive position, whilst the rear garden benefits from a south facing aspect, making it ideal for those who enjoy outdoor space with plenty of natural sunlight. Inside, viewers will find well proportioned accommodation throughout. The lounge provides a welcoming main living space and flows naturally into a modern kitchen dining area, fitted with high gloss units and integrated appliances, creating a practical hub of the home. To the first floor are two good sized double bedrooms along with a modern bathroom, making this an ideal layout for first time buyers, couples or those looking to downsize without compromise. A superb starter home in a consistently popular location, early viewing is highly recommended. EPC:C(72)

**First Floor**



**Ground Floor**



**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. 01/04/2026 13:32:03 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

#### Entrance

PVC double glazed front doors opens to lounge

#### Lounge 16' 0" x 11' 8" narrowing to 8' 5" (4.87m x 3.55m)

Wood effect laminate flooring, double panel radiator, PVC double glazed window to front elevation, meters and services cupboard, useful built in under stairs storage cupboard, two double, two single power points.



#### Kitchen/Diner 11' 9 maximum" x 11' 4" (3.58m x 3.45m)

Having a range of high gloss fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with mixer tap over, four ring electric hob with filter hood above, highline electric oven, integrated microwave, fridge and freezer, wood effect laminate flooring, double panel radiator, PVC double glazed window and entrance door to rear elevation, one double, one single power points.





### First Floor Landing

Stairs from kitchen area to first floor landing, access to loft, single power point.

### Bedroom One Front 11' 9" x 9' 6" (3.58m x 2.89m)

PVC double glazed window to front elevation, single panel radiator, two single power points, fitted mini ceiling down lighters.

### Bedroom Two Rear 11' 3" x 11' 9" maximum (3.43m x 3.58m)

PVC double glazed window to rear elevation, single panel radiator, one double, one single power points, built in storage cupboard housing wall mounted combination gas central heating boiler.



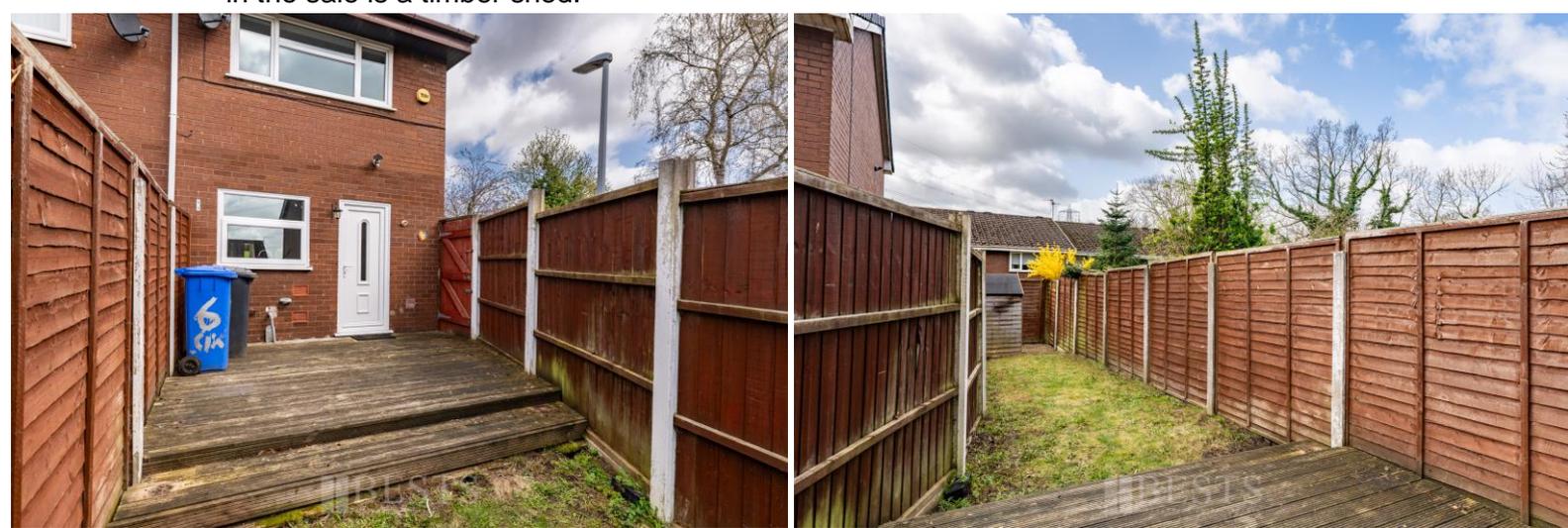
### Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with fitted glass shower screen, mixer shower over, chrome effect heated towel rail, fully tiled walls, fitted extractor fan.



## Externally

Property occupies a pleasant position being fronted by a courtyard style garden with open views to the front whilst to the rear there is a reasonable sized enclosed garden with wood decked patio and laid lawn all of which enjoys a south facing aspect, included in the sale is a timber shed.



### Useful information about this property:

- Modern Starter Home
- Popular Beechwood Location
- Freehold Tenure
- Chain Free
- Modern Kitchen
- Two Double Bedrooms
- South Facing Rear Garden
- 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.