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8 The Hove
Runcorn
WA7 6ED
3 Bed Semi Detached House

£145,000

Viewing Advised

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8 The Hove, Murdishaw, Runcorn, Cheshire, WA7 6ED

PERFECT FIRST HOME - POPULAR AREA - GROUND FLOOR WC - NO CHAIN – NEW BOILER This three bedroom semi detached home is brought to the market with NO CHAIN DELAY and offers an excellent opportunity for those who seek to take their first steps into home ownership. Providing surprisingly spacious accommodation which briefly consists of a bright and welcoming hallway with WC, spacious lounge, kitchen and dining room to the ground floor whilst at first floor level viewers will find three good sized bedrooms and a family bathroom. Externally, the property stands within a pleasant cul de sac position with communal parking to the front whilst a good size garden with patio can be found to the rear which enjoys a fairly private, tree lined aspect. Overall an excellent first buy or investment which must be viewed to be appreciated. EPC:D(65)



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. 26/05/2026 10:12:13 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance with bin store, Composite double glazed front door opens to a bright and welcoming hallway with wood effect laminate flooring, double panel radiator, one single power point, built in under stairs storage, PVC double glazed window to front elevation.

Ground Floor Cloaks

Low level WC, wash hand basin with vanity storage beneath, fitted mini ceiling down lighters and extractor fan, tiled floor.



Lounge 12' 7" x 11' 4" (3.83m x 3.45m)

PVC double glazed window to rear elevation, double panel radiator, two double power points, telephone extension point, TV aerial point.

Dining Room 11' 4" x 8' 7" (3.45m x 2.61m)

Wood effect laminate flooring, double panel radiator, PVC double glazed window and entrance door to rear elevation, one double and one single power points.



Kitchen 10' 7" x 9' 8" (3.22m x 2.94m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, in set four burner gas hob with electric oven beneath and filter hood above, splash back tiling, integrated dishwasher, plumbing and drainage for automatic washing machine, tiled floor, four double power points, PVC double glazed window to front elevation, built in storage cupboard, double panel radiator.



First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, single power point, built in storage cupboard.

Bedroom One Rear 11' 4" x 11' 4" (3.45m x 3.45m)

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

Bedroom Two Rear 11' 4" x 9' 10" (3.45m x 2.99m)

PVC double glazed window to rear elevation, single panel radiator, one double power point, access to loft.

Bedroom Three Front 11' 1" maximum x 6' 8" (3.38m x 2.03m)

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

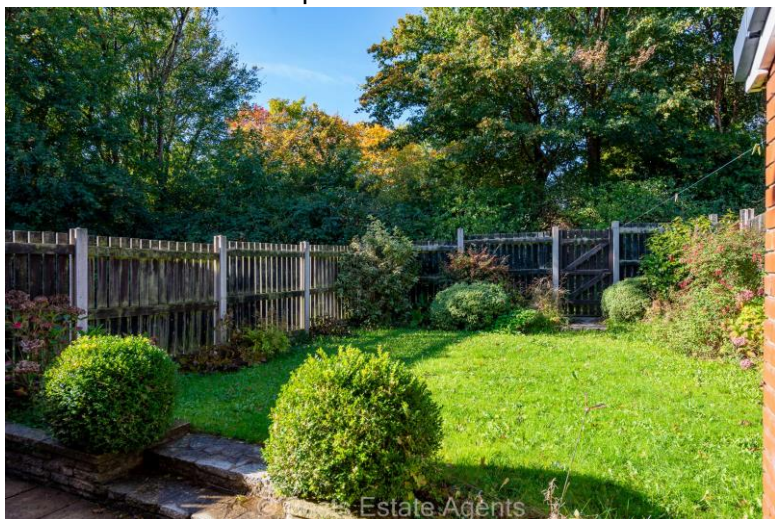
Bathroom

Having a white suite comprising of low level WC, wash hand basin with vanity storage beneath, panel bath and corner shower enclosure with mixer shower, fitted mini ceiling down lighters, extractor fan, large chrome effect heated towel rail, fitted shaver point, PVC double glazed window to front elevation.



Externally

To the front of the property there is a forecourt style garden whilst to the rear there is a fully enclosed very reasonable sized garden with paved patio, laid lawn, stocked borders and separate rear access all of which is not directly overlooked.



Useful information about this property:

- Ground Floor Wc
- Popular Area
- Close To Schooling
- Freehold Tenure
- Not Overlooked To Rear
- Communal Parking To Front
- Chain Free
- 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.