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2 Hazel Avenue
Runcorn
WA7 4BL
3 Bed Semi Detached House

£150,000

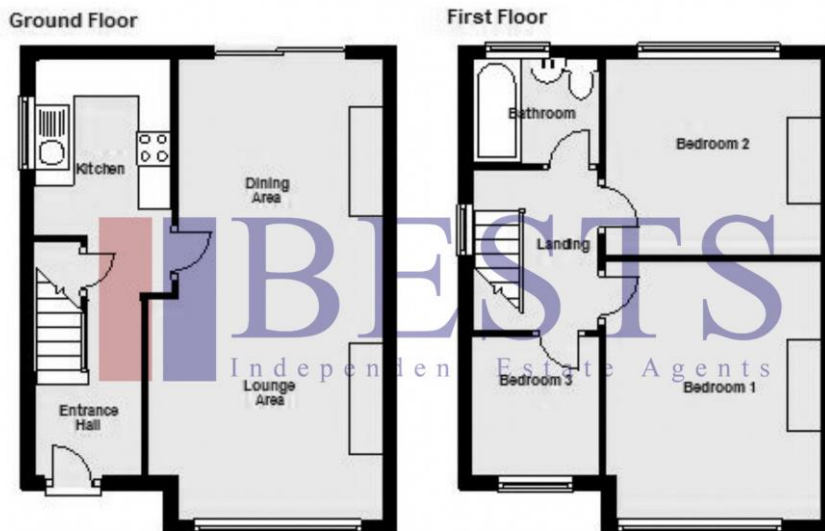
Viewing Advised

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2 Hazel Avenue, Runcorn, Cheshire, WA7 4BL

Mature 3 Bed Semi Detached Home - Excellent First Home - Off Road Parking - Cul De Sac Position This three bedroom semi detached home is the perfect choice for first time buyers, standing in a cul de sac position within the ever popular Weston Point area of Runcorn. This mature bay fronted property benefits from off road parking to the front, whilst the rear garden offers huge potential to create an excellent space for entertaining. Inside, the accommodation is entered via a welcoming hallway which leads through to the kitchen, with a bright open plan lounge dining room beyond. To the first floor, viewers will find three bedrooms, two of which are doubles, along with a family bathroom. Overall, this is a home ready for its next owner to apply their own stamp and create their ideal first home. EPC: D(57)



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. 17/06/2026 20:36:49 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 PVC double glazed front door opens to entrance hallway, wood effect laminate flooring, double panel radiator, double power point.

Lounge/Diner **22' 3" x 9' 7" (6.78m x 2.92m) widening to 11'2" in lounge area.**

Wood effect laminate flooring, one single, one double panel radiators, PVC double glazed window to front elevation, PVC double glazed tilt-slide patio doors to rear elevation, decorative fire surround, Four double power points, coved ceiling.



Kitchen 11' 3" x 6' 6" (3.43m x 1.98m)

Having a range of modern base and wall units comprising, Single drainer stainless steel sink, high neck mixer tap over, built-in four ring electric hob, electric oven beneath, plumbing and drainage for automatic washing machine, attractive splash back tiling, PVC double glazed window to side elevation, wood effect laminate flooring, six double, one single power points, built-in under stairs storage cupboard, coved ceiling.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, loft access.

Bedroom One Front 12' 10" x 10' 5" (3.91m x 3.17m)

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

Bedroom Two Rear 10' 6" x 9' 4" (3.20m x 2.84m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, concealed wall mounted combination gas central heating boiler, one double power points.



Bedroom Three Front 6' 5" x 6' 1" (1.95m x 1.85m)

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, one double power point.

Bathroom

Having a white suite comprising of: Low level WC, pedestal wash hand basin, panel bath, mixer shower attachment with waterfall style head, fitted glass shower screen, PVC double glazed window to rear elevation, tiled flooring, modern fully tiled walls, single panel radiator.



Externally

The property is fronted by a paved driveway and provides off road parking for two vehicles. To the rear there is a fully enclosed garden with raised patio area themed for ease of maintenance.



Please Note

This property is freehold, there is a Chief Ground Rent charge of £4.50 PA

Useful information about this property:

- Ideal First Home
- Off Road Parking
- Popular Area
- Freehold Tenure
- Cul de sac Position
- Open Plan Lounge Dining Room
- Excellent Value
- 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.