

bp5777



26 Byron Street
Runcorn
WA7 5BX
2 Bed Terrace House

£90,000

Viewing Advised

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26 Byron Street, Runcorn, Cheshire, WA7 5BX

Situated within a convenient and established residential area of Runcorn, this two bedroom mid terrace property offers an excellent opportunity for first time buyers and buy to let investors alike. With Runcorn Railway Station, local amenities and schooling all within easy reach, the property is ideally placed for everyday convenience and commuting. The accommodation offers a practical layout which includes an entrance hallway, a small dining room to the front, a separate lounge, kitchen with recently updated fitted units and a ground floor bathroom. To the first floor are two good sized double bedrooms. An ideal first home for those who would like to apply their own small improvements to create their perfect home or equally, a great addition for investors.



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. 14/10/2026 19:58:55 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to hallway having wood effect laminate flooring, single panel radiator.

Dining Room 8' 2" x 10' 3" (2.49m x 3.12m)

Having PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, meters and services cupboard.

Lounge 12' 3" x 11' 7" (3.73m x 3.53m)

Having wood effect laminate flooring, single panel radiator, PVC double glazed window to rear elevation, built in storage cupboard, one single, one double power points.



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Kitchen 12' 10" x 5' 8" (3.91m x 1.73m)

Having a range of fitted base and wall units with single drainer stainless steel sink with mixer tap over, gas cooker point, splash back tiling, PVC double glazed window to side elevation, tiled floor, wall mounted combination gas central heating boiler, single panel radiator, two double power points.



Rear Entrance

Having PVC double glazed entrance door to side elevation, tiled floor.



Bathroom

Having white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with electric shower over, splash back tiling, PVC double glazed window to side elevation, single panel radiator.

First Floor

Stairs from hall to first floor.



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Bedroom One Front 11' 6" x 10' 2" (3.50m x 3.10m)

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

Bedroom Two 11' 7" x 12' 4" (3.53m x 3.76m)

Having PVC double glazed window to rear elevation, single panel radiator, two double power points, two built in storage cupboards.

**Externally**

To the rear of the property there is an enclosed yard.

Useful information about this property:

- Ideal First Home or Investment Purchase
- Close to Runcorn Station
- Amenities Close By
- Entrance Hallway
- Two Double Bedrooms
- Scope to Apply Your Own Stamp
- Popular Area
- 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.