

bp5736



9 Penfolds
Runcorn
WA7 2DG
3 Bed Terrace House

£130,000
Viewing Advised

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9 Penfolds, Halton Brook, Runcorn, Cheshire, WA7 2DG

FREEHOLD TENURE - CHAIN FREE - GREAT SIZE FAMILY HOME - POPULAR LOCATION FOR FIRST TIME BUYERS & INVESTORS Penfolds, Halton Brook presents an excellent opportunity for a variety of buyers. This three bedroom mid terrace home offering superb family living space throughout. The property benefits from a spacious lounge, a good size kitchen dining room ideal for everyday family life, together with the added convenience of a ground floor WC. Positioned within the popular Halton Brook area, the property is centrally located within Runcorn meaning everyday amenities, schooling for all ages and transport links are all close by, making it a particularly appealing option for first time buyers, growing families and investors alike. Further benefits include freehold tenure, chain free status and a detached garage located to the rear of the property.



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. 09/07/2026 15:05:38 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 entrance hallway, PVC double glazed window to front elevation, double panel radiator, wood effect flooring, one double power point, built in storage cupboard.

Lounge 17' 9" x 10' 11" (5.41m x 3.32m)

PVC double glazed bay window to front elevation, PVC double glazed French doors to rear elevation, wood effect laminate flooring, coved ceiling, double panel radiator, four double power points.

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Kitchen/ Dining Room 17' 11" x 8' 7" (5.46m x 2.61m)

PVC double glazed bay window to front elevation, PVC double glazed window to rear elevation, fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, integrated fridge and freezer, plumbing and drainage for automatic washing machine, four double power points, wood effect laminate flooring, double panel radiator.



Rear Entrance Hall

Having built in storage cupboard, double panel radiator, wood effect laminate flooring, PVC double glazed entrance door to rear elevation.

Ground Floor Cloaks

Having low level WC, half tiling to walls, tiled floor, PVC double glazed window to rear elevation.

First Floor Landing

Stairs from entrance hall to first floor landing, built in storage cupboard housing wall mounted combination gas central heating boiler.



Bedroom One Front 14' 3" x 11' 10" (4.34m x 3.60m)

Two PVC double glazed windows to front elevation, single panel radiator, wood effect laminate flooring, two double power points.

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Bedroom Two Front 11' 10" x 9' 0" (3.60m x 2.74m)

PVC double glazed window to front elevation, wood effect laminate flooring, double panel radiator, two double power points.



Bedroom Three 11' 0" x 5' 11" (3.35m x 1.80m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, two double power points.



Shower Room

A fully tiled room having a corner walk in shower enclosure with wall mounted electric shower, wash hand basin with mixer tap over and vanity storage beneath PVC double glazed window to rear elevation, chrome effect heated towel rail.



Separate WC

Having low level WC and PVC double glazed window to rear elevation.

Externally

Property is fronted by an enclosed lawn garden. Whilst, to the rear there is a fully enclosed and fully paved garden themed for ease of maintenance with access to the rear of the property and side access into a detached garage which has power and light.



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Useful information about this property:

- Chain Free
- Freehold Tenure
- Detached Garage
- Ground Floor WC
- Generous Proportions
- Close to Schooling
- 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.