

bp5753



32 Byron Street
Runcorn
WA7 5BX
2 Bed Terrace House

£85,000

Viewing Advised

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



32 Byron Street, Runcorn, Cheshire, WA7 5BX

**** Close To Runcorn Railway Station – Chain Free**** This mature two bedroom mid terrace home offers well proportioned accommodation and is priced to reflect the updating required, making it an ideal choice for buyers looking for a property they can improve and personalise. Occupying a convenient location, the property is within easy reach of local schooling, Runcorn Railway Station and Runcorn Old Town, with a good range of everyday amenities and transport links close by. The accommodation comprises a lounge, separate dining room, kitchen and bathroom to the ground floor, whilst the first floor provides two good sized double bedrooms. Offered for sale chain free and with leasehold tenure, this is a property with plenty of potential and one which should appeal to first time buyers, investors or anyone looking for a traditional home to update to their own taste. EPC- D (62)



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. 04/09/2026 18:21:49 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Lounge 11' 5" x 10' 4" (3.48m x 3.15m)

PVC double glazed front door opens to lounge, having wood effect flooring, double panel radiator, double glazed window to front elevation, meters and services cupboard, one single power point.

Dining Room 12' 3" x 11' 6" (3.73m x 3.50m)

Having wood effect flooring, double glazed window to rear elevation, double panel radiator, one double power point, built in under stairs storage cupboard.

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Kitchen 12' 3" x 5' 10" (3.73m x 1.78m)

Having fitted base and wall units with one and a half bowl single drainer sink with mixer tap over, window to side elevation, tiled floor, two double power points, plumbing and drainage for automatic washing machine.

Bathroom

Having low level WC, pedestal wash hand basin with mixer tap over, panel bath, splash back tiling, double panel radiator, PVC double glazed window to side elevation.



Rear Entrance

PVC double glazed window to side elevation, tiled floor.

First Floor Landing

Stairs from lounge to first floor landing.

Bedroom One Rear 11' 6" x 12' 4" (3.50m x 3.76m)

Having double glazed window to rear elevation, single panel radiator, one double, one single power points, built in storage cupboard, access to loft.

Bedroom Two Front 11' 6" x 10' 3" (3.50m x 3.12m)

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



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**Externally**

Property has an enclosed rear yard with separate access.

Leasehold information

25 March 1889 Term : 999 years from 25 March 1888(861 years remaining) Rent: £1.03

Useful Information About This Property:

- Two Bedroom Mid Terrace Home
- Chain Free
- Leasehold Tenure
- Close to Runcorn Station
- Popular Area
- Two Double Bedrooms
- Ideal BTL
- 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.