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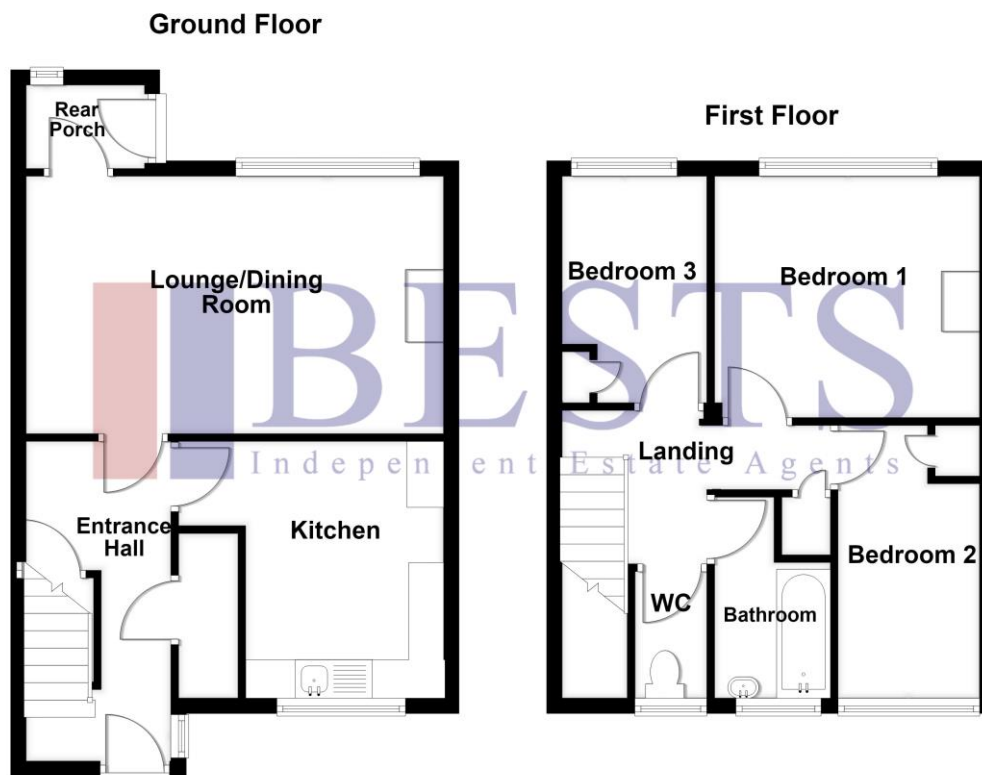
215 Grangemoor
Runcorn
WA7 5YE
3 Bed Terrace House with
Garage

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Offers in Excess of
£120,000

215 Grangemoor, Runcorn, Cheshire, WA7 5YE

Three Bedroom Mid Terrace – Chain Free – Freehold – Garage to Rear – Ideal First Home Offering excellent value for money, this three bedroom mid terrace home presents an ideal opportunity for first time buyers looking to take their first step onto the property ladder. Grangemoor occupies a convenient central position within Runcorn, with schooling for all ages and a wide range of everyday amenities within walking distance. The Mersey Gateway crossing is also just moments away, making this a particularly practical location for those commuting further afield. The property offers well proportioned accommodation and, whilst some updating and modernisation would be beneficial, it has been realistically priced to reflect this, providing an excellent opportunity for buyers to personalise the home to their own tastes. Further benefits include freehold tenure, no onward chain and a useful garage located to the rear of the property, providing valuable additional storage or parking. Overall, an affordable three bedroom home in a convenient location, offering plenty of potential and excellent value for money. EPC:D(67)



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 20:35:43 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, PVC double glazed window to side elevation, double panel radiator, two built in storage cupboards.

Lounge/ Dining Room 17' 8" x 10' 11" (5.38m x 3.32m)

Having PVC double glazed window to rear elevation, single panel radiator, one double, two single power points, coved ceiling.

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Rear Entrance Hallway

Having PVC double glazed window to rear elevation and PVC double glazed entrance door to side elevation, one double power point.



Kitchen 11' 0" maximum x 10' 4" (3.35m x 3.15m)

Having a range of fitted base and wall units with single drainer stainless steel sink with mixer tap over, electric cooker point, tiled floor, splash back tiling, PVC double glazed window to front elevation, single panel radiator, plumbing and drainage for automatic washing machine, two double, three single power points.



First Floor Landing

Stairs from hall to first floor landing, built in storage cupboard, access to loft, one single power point.

Bedroom One Rear 10' 2" x 10' 7" (3.10m x 3.22m)

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

Bedroom Two Front 11' 4" x 5' 11" (3.45m x 1.80m)

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

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Bedroom Three Rear 9' 7" x 6' 9" (2.92m x 2.06m)

Having PVC double glazed window to rear elevation, single panel radiator, one single power point, built in storage cupboard



Bathroom

Having pedestal wash hand basin, panel bath, electric shower, splash back tiling, PVC double glazed window to front elevation, single panel radiator.



Separate WC

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



Externally

Property is fronted by a laid lawn garden. Whilst, to the rear of the property there is a fully enclosed reasonable sized fully paved garden with detached garage with metal up and over door and separate side access.



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Useful information about this property:

- Ideal first time buyer or Investment opportunity
- Freehold tenure
- Chain Free
- Close to schooling
- Garage to rear
- Priced to allow updating and personalisation
- Popular location
- Council Tax Band: A

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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.