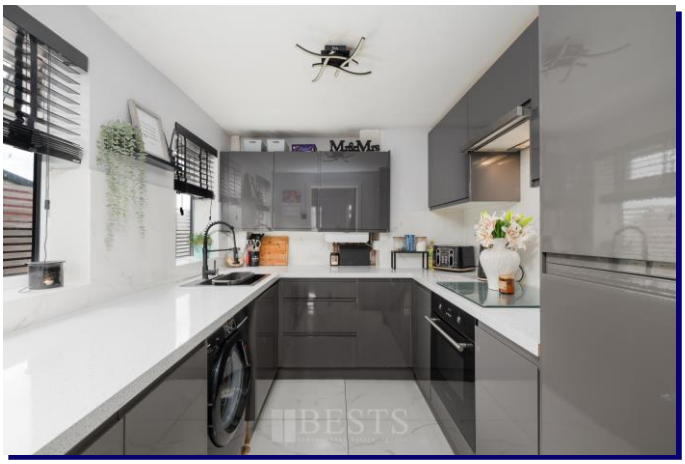
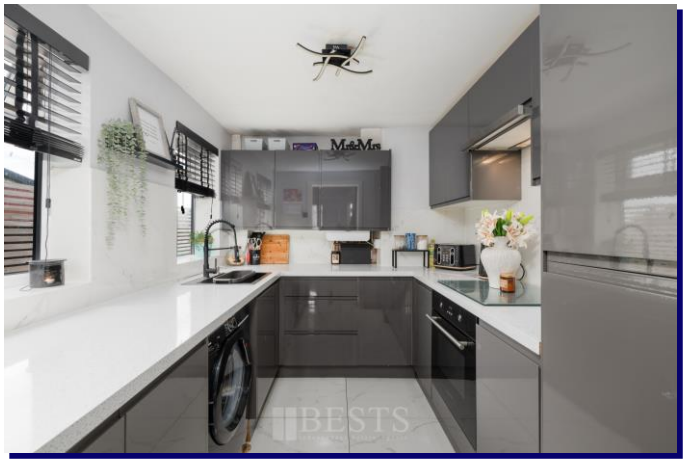
BESTS
Independent Estate Agents Established 1993

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12 Balfour Street
Runcorn
WA7 4PH
2 Bed Terrace House

£135,000

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12 Balfour Street, Runcorn, Cheshire, WA7 4PH

Perfect First Home - Close to Station - First Floor Bathroom & Entrance Hallway - Updated Kitchen & Boiler The perfect home for first time buyers, this mature two bedroom terrace offers a more desirable layout, having an entrance hallway and the benefit of a first floor bathroom with four piece suite. The current owners have updated the property to create a warm and welcoming home throughout. The open plan lounge and dining area is perfect for entertaining, whilst the updated kitchen is located beyond, fitted with high gloss units and integrated appliances. The home is warmed by a recently updated Worcester boiler and has two good sized bedrooms. The Higher Runcorn location is perfect for commuters, with Runcorn Railway Station just seconds away on foot. Runcorn Hill and Heath Park are also close by, offering excellent walks and open green space. Schooling for all ages is within easy reach, whilst everyday amenities are just a stone's throw away. Take a closer look at this superb first buy and arrange your viewing today.



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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. 18/10/2026 10:46:17 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to entrance hallway, fitted dado rail, original coved ceiling, double panel radiator.



Lounge 11' 7" x 10' 3" (3.53m x 3.12m)

Having two PVC double glazed windows to front elevation, wood effect laminate flooring, coved ceiling, built in alcove storage, electric convector fire, built in media wall, fitted picture rail, double panel radiator, three double power points.

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Dining Room 12' 8" x 10' 9" (3.86m x 3.27m)
Having PVC double glazed French doors to rear elevation, wood effect laminate flooring, coved ceiling, double panel radiator, two double power points, built in under stairs storage cupboard.





Kitchen 8' 10" x 7' 5" (2.69m x 2.26m)
A recently updated room having high gloss fitted base and wall units comprising inset sink with flexible mixer tap over, four ring induction hob with electric oven beneath and filter hood above, integrated fridge freezer, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, attractive splash back tiling, two PVC double glazed windows to side elevation, two double power points, tiled floor.

First Floor Landing
Stairs from entrance hall to first floor landing, one single power point, fitted dado rail, coved ceiling, access to boarded loft with pull down ladder.

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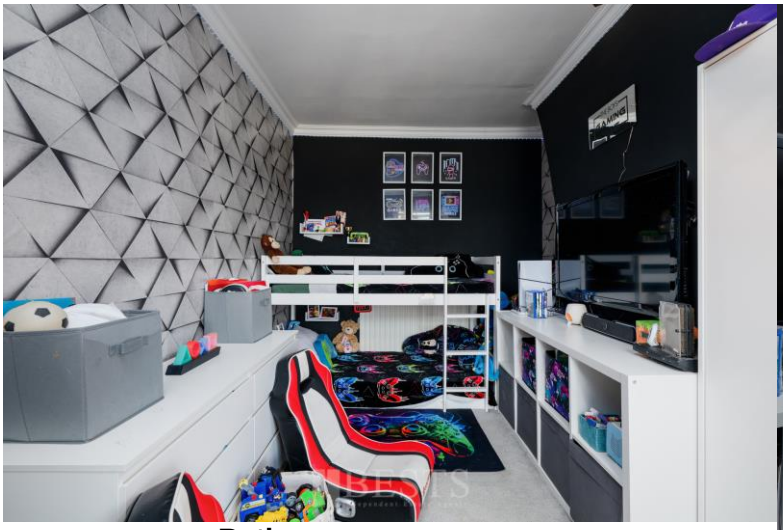




Bedroom One Front 13' 4" x 11' 5" (4.06m x 3.48m)
Having PVC double glazed window to front elevation, single panel radiator, three double power points, built in alcove storage.



Bedroom Two Rear 12' 10" x 8' 5" (3.91m x 2.56m)
Having PVC double glazed window to rear elevation, single panel radiator, one double power point.





Bathroom
A fully tiled room having a white four piece suite comprising of low level WC, pedestal wash hand basin, panel bath, corner walk in shower enclosure with mixer shower, fitted extractor fan, double panel radiator, tile effect flooring, PVC double glazed window to side elevation.

Externally
To the rear of the property there is a fully enclosed yard with separate rear access.

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Leasehold Tenure
Date: 4 July 1894 Term: 990 years from 24 June 1894 annual ground rent charge of £1.75

Useful information about this property:

- Close to Station
- Updated Kitchen
- Updated Boiler
- First Floor Bathroom
- Entrance Hallway
- Open Plan Lounge Dining Room
- Popular Location
- Council Tax Band: A

MONEY LAUNDERING REGULATIONS
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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.

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