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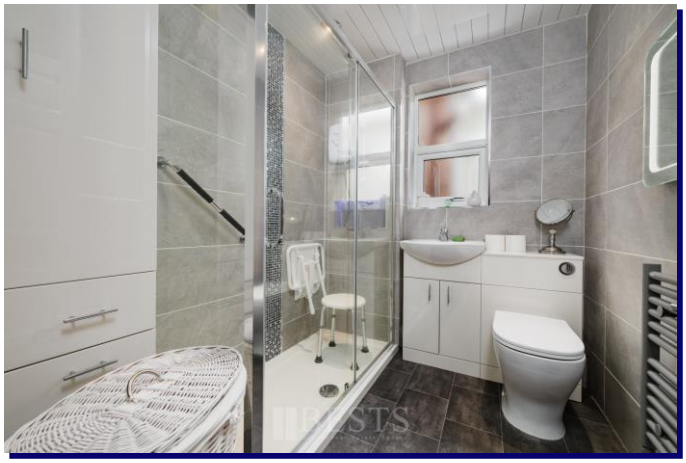

72 Holloway
Higher Runcorn
WA7 4TQ
Extended 2 Bedroom Detached Bungalow

£230,000

Viewing Advised

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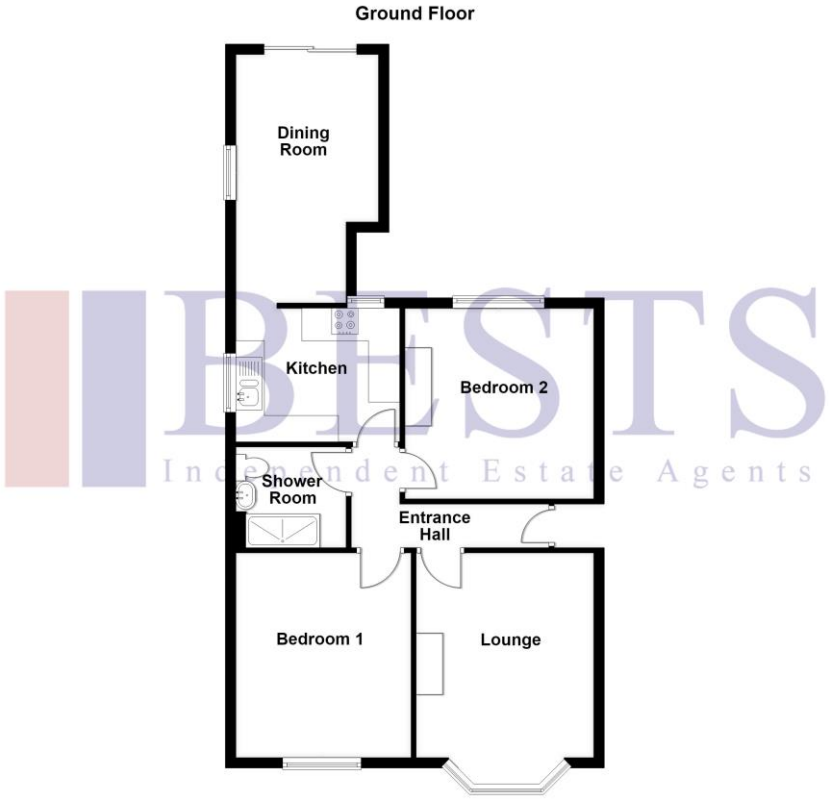
72 Holloway, Runcorn, Cheshire, WA7 4TQ

Mature Detached Bungalow - Extended - Sought After Old Runcorn Location - Updated Kitchen & Shower Room - Great Size Rear Garden – Freehold Tenure Mature detached bungalows within this long established part of Runcorn are rarely offered to the open market, making Holloway an opportunity not to be overlooked.

Positioned within a highly convenient location, the property has Runcorn Old Town and Runcorn Railway Station just moments away, whilst the beautiful open spaces of Heath Park and Runcorn Hill are only a short walk from the doorstep. This well cared for two bedroom detached bungalow offers manageable and well planned accommodation, whilst also benefiting from a number of key improvements within recent years including an updated kitchen, modern shower room and replacement boiler. Further improvements have also been made externally with replacement soffits and gutters completed within the last 18 months.

Internally, viewers are welcomed by an entrance hallway which provides access to the main accommodation including the lounge, two bedrooms, modern shower room and updated kitchen. The kitchen flows through into the extended dining room at the rear, creating a useful additional living space with views and access out to the garden.

Sitting within an elevated plot, the property enjoys a pleasant position with a great size mature rear garden offering plenty of outside space whilst remaining manageable. Overall, a fantastic opportunity to purchase a well maintained detached bungalow in one of Runcorn's most established locations, combining convenience, outdoor space and a style of property which is becoming increasingly difficult to find. Viewers are welcomed to appreciate everything this home has to offer.



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. 05/10/2026 16:23:40 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway
Recessed entrance - Recently installed Rock composite double glazed front door opens to a welcoming central hallway with all main rooms off, coved ceiling, access to loft, fitted plate rail, single panel radiator, one single power point.

Lounge 14' 9" into bay window x 11' 1" (4.49m x 3.38m)
PVC double glazed bay window to front elevation, double panel radiator, coved ceiling, fitted picture rail, living flame coal effect gas fire standing on decorative hearth and back, two single, one double power points.

Kitchen 11' 1" x 8' 11" (3.38m x 2.72m)
Having a range of recently installed fitted base and wall units with inset four ring electric hob, electric oven beneath and filter hood above, one and a half bowl single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, attractive splash back tiling, PVC double glazed windows to side and rear elevations, concealed recently installed wall mounted combination gas central heating boiler, three double power points.

Dining Room 15' 6" x 8' 9" maximum (4.72m x 2.66m)
PVC double glazed window to side elevation, PVC double glazed French doors to rear elevation, double panel radiator, one double power point.

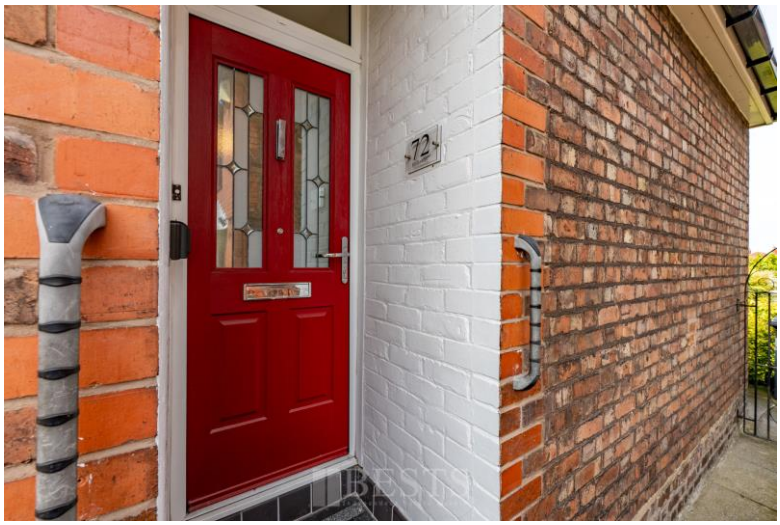
Bedroom One Front 12' 9" x 11' 1" (3.88m x 3.38m)
PVC double glazed window to front elevation, double panel radiator, coved ceiling, extensive built in bedroom furniture, one single, two double power points.

Bedroom Two Rear 11' 11" x 11' 1" (3.63m x 3.38m)
PVC double glazed window to rear elevation, double panel radiator, fitted picture rail, two single power points.

Shower Room
An updated fully tiled room having a white suite comprising of low level WC, wash hand basin with mixer tap over and vanity storage beneath, over sized fully tiled walk in shower enclosure with wall mounted electric shower, heated towel rail, fitted LED wall mirror, fitted mini ceiling down lighters, extractor fan.

Externally

Property occupies a commanding elevated position along Holloway being fronted by a mature garden with stocked and planted borders. Whilst to the rear, there is a reasonable sized enclosed garden with large block paved patio, laid lawn, mature hedge row and included in the sale is a greenhouse and a timber shed.



Useful information about this property:

- Chain Free
- Close to Runcorn Railway Station And Old Town
- Elevated Position
- Updated & Improved
- Extended to Rear
- Characterful Mature Bungalow
- Great Rear Garden
- 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.