

bp5699



22 Baxter Close
Runcorn
WA7 6HU
3 Bed End Terrace House

£130,000

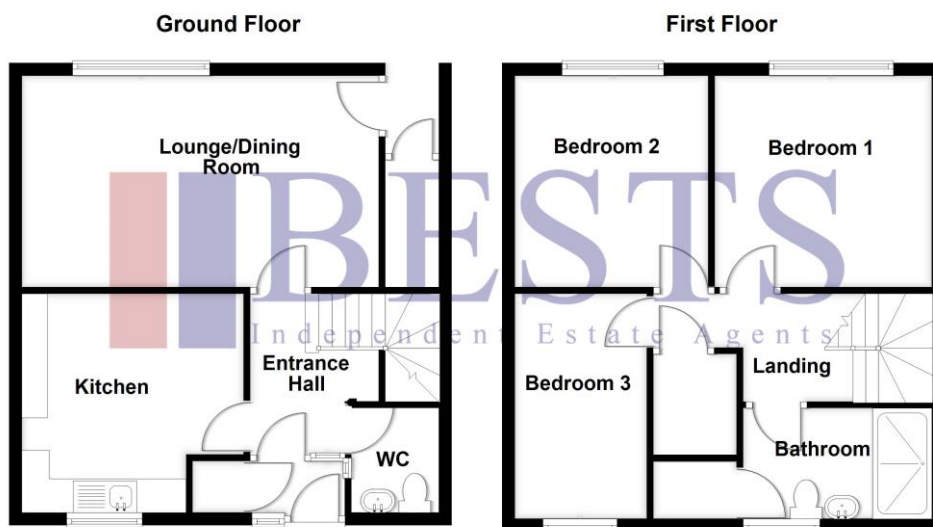
Viewing Advised

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



22 Baxter Close, Murdishaw, Runcorn, Cheshire, WA7 6HU

No Chain - Well Proportioned Throughout - Three Bedrooms - Excellent Potential - Murdishaw Location Baxter Close, Murdishaw, Runcorn, this three bedroom end terrace home offers spacious and well proportioned accommodation throughout, presenting an excellent opportunity for buyers looking to modernise and create a home to their own taste. Offered for sale with no onward chain, it would make an ideal choice for first time buyers, growing families or investors alike. Internally, the property provides a practical layout with a welcoming entrance hallway, a useful ground floor WC, spacious lounge and a generously sized kitchen offering plenty of potential for reconfiguration or updating. To the first floor are three great sized bedrooms along with the family bathroom, making it well suited to family living. Situated within the established Murdishaw area of Runcorn, the property benefits from being conveniently placed for schooling for all ages, local amenities and transport links. This is a fantastic opportunity for those seeking a property with excellent proportions and scope to add value. A home with great potential and available chain free, early viewing is recommended.



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. 02/04/2026 16:08:35 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, meters and services cupboard and bin store, PVC double glazed door opens to hallway.

Entrance Hallway

Having single panel radiator, one single power point.

Ground Floor Cloaks

Having low level WC, wash hand basin with vanity storage beneath, PVC cladding, window to entrance porch.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Lounge/Dining Room 18' 4" x 10' 7" (5.58m x 3.22m)

PVC double glazed window to rear elevation, PVC double glazed entrance door to side elevation, two single panel radiators, four double, one single power points.



Kitchen 11' 7" x 11' 6" (3.53m x 3.50m)

Having fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, splash back tiling, gas cooker point, plumbing and drainage for automatic washing machine, four double power points, single panel radiator, tile effect flooring, PVC double glazed window to front elevation.



First Floor Landing

Stairs from hall to first floor landing, single panel radiator, access to loft, large built in storage cupboard.

Bedroom One Rear 11' 9" x 10' 9" (3.58m x 3.27m)

PVC double glazed window to rear elevation, single panel radiator, two single power points.

Bedroom Two Rear 10' 9" x 9' 8" (3.27m x 2.94m)

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

Bedroom Three Front 11' 7" x 6' 7" (3.53m x 2.01m)

Two single power points, single panel radiator, PVC double glazed window to front elevation.

Shower Room

Having low level WC, pedestal wash hand basin, over sized walk in shower with wall mounted electric shower, splash back tiling, PVC double glazed window to front elevation, single panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Externally

The property has a forecourt style front garden whilst to the rear there is a fully enclosed garden which enjoys a fair degree of privacy also having a useful garden storage cupboard.



Useful information about this property:

- Chain Free
- Freehold
- Popular Area
- Close to Runcorn East Railway Station
- Scope to Improve
- Ground Floor WC
- Ideal First Home Or Investment Purchase
- Council Tax Band: A

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

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.