

bp5744



46 Main Street
Halton Village
Runcorn
WA7 2AU
2 Bedroom Cottage

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£160,000

Viewing Advised



46 Main Street, Halton, Runcorn, Cheshire, WA7 2AU

Period Cottage – Halton Village Location – Beautifully Presented – Larger Than Expected – Modern Finish

Occupying a prime position within the sought after conservation area of Halton Village, this charming mid terrace cottage offers far more accommodation than its traditional frontage would ever suggest. Beautifully refurbished in recent years, the property combines a modern, stylish finish with an abundance of character, creating a home that feels both contemporary and sympathetic to its heritage. Viewers are welcomed into a surprisingly spacious open plan lounge which flows seamlessly into the dining room, providing an excellent everyday living and entertaining space. To the rear, the modern fitted kitchen features an exposed beamed ceiling and roof light, enhancing both the character and natural light, whilst the updated bathroom completes the ground floor accommodation. Upstairs, there are two generous double bedrooms, continuing the impressive proportions found throughout. Outside, the enclosed rear yard enjoys a particularly attractive and unusual backdrop, a sandstone wall leading up to St Mary's Church and the historic Halton Castle, adding to the property's unique appeal. Halton Village remains one of Runcorn's most desirable and characterful locations, renowned for its historic surroundings and excellent amenities. A highly regarded village pub, supermarkets and everyday conveniences are all just a short stroll away, making this an ideal opportunity for first time buyers, downsizers or anyone seeking a home with genuine charm and a location to match. This is certainly a property that offers much more than first meets the eye.



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. 23/07/2026 10:38:06 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed front door opens to lounge.

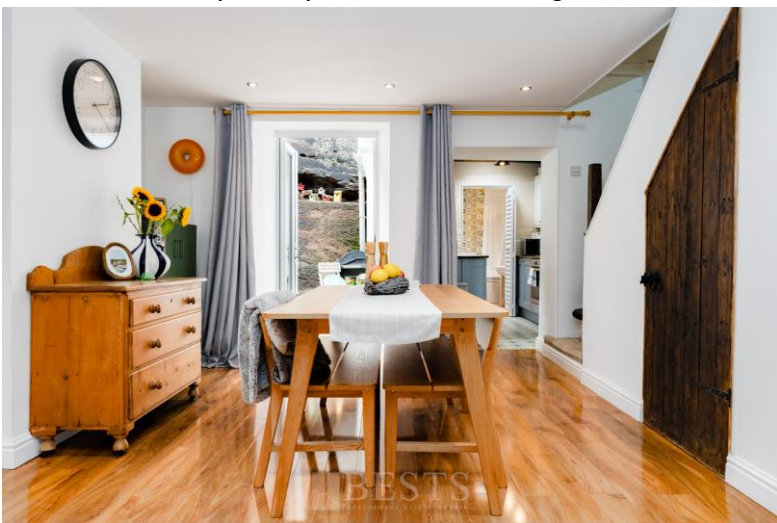
Lounge 14' 5" x 11' 5" (4.39m x 3.48m)

PVC double glazed window to front elevation, high gloss laminate flooring, fitted mini ceiling downlighters, double panel radiator, three double power points, dual fuel stove with solid wood mantle, tiled alcove.



Dining Area 11' 1" x 11' 8" (3.38m x 3.55m)

High gloss laminate flooring, double panel radiator, mini ceiling downlighters, one double power point, PVC double glazed French doors to rear, access to useful cellar.



Kitchen 9' 2" x 6' 7" (2.79m x 2.01m)

Having a range of fitted base and wall units comprising of Belfast style sink with high neck mixer tap over, solid butchers block work surfaces, four burner gas hob with electric oven beneath, integrated fridge/freezer/washer & dryer, attractive splashback tiling, three double power points, tiled flooring, PVC double glazed window to side elevation, fitted skylight.



Bathroom

Having low level WC, panel bath, mixer tap and shower attachment over with waterfall style shower head and additional shower wand, wash hand basin, waterfall style mixer tap over with storage below, chrome effect heated towel rail, PVC double glazed window to side elevation, tiled flooring, mini ceiling downlighters.



First Floor Landing

Stairs from dining room to first floor, single power point.

Bedroom One Front 10' 7" x 14' 5" (3.22m x 4.39m)

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



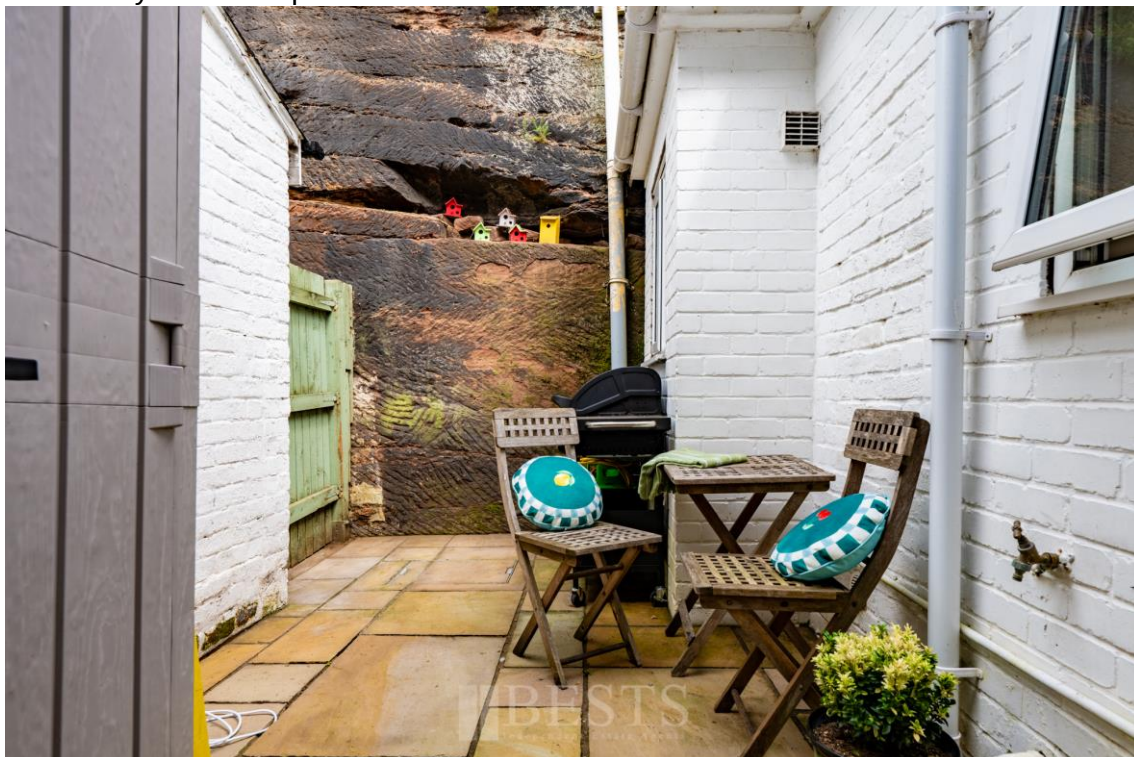
Bedroom Two Rear 11' 9" x 11' 2" (3.58m x 3.40m)

Double glazed French doors, double panel radiator, built in storage cupboard, two double power points.



Externally

Enclosed yard with separate rear access.



Useful information about this property:

- Historic Halton Village Location
- Beautifully Presented
- Charming Yet Modern Cottage
- Genuinely Deceptively Spacious
- Updated & Improved Throughout
- Close to Plenty of Amenities
- Two Double Bedrooms
- 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.