



46 Byron Street  
RUNCORN, WA7 5BX



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# Byron Street

## RUNCORN, WA7 5BX

Asking Price £95,000

Offered for sale this TWO BEDROOM MID TERRACE property. Benefiting from UPVC double-glazing, gas central heating, TWO RECEPTION ROOMS. Close to local amenities shops, schools, major road and railway networks including MERSEY GATE WAY. Ideal opportunity for a First Time Buyer or an Investment with an achievable rental of £525pcm. Viewing HIGHLY recommended.





## Ground Floor

### Entrance Hall

Entered via UPVC double-glazed door, ceiling light, tiles to flooring, door to dining room & lounge, stairs to first floor.

### Dining Room

3.13m x 2.44m (10' 3" x 8')

Double-glazed window, ceiling light, laminate to flooring, two wall lights, radiator.

### Lounge

3.69m x 3.50m (12' 1" x 11' 6")

UPVC double-glazed window, ceiling light, radiator, storage cupboard, feature fire surround with inset coal-effect gas fire, door leading to kitchen/breakfast room.

### Kitchen/Breakfast Room

4.33m x 1.80m (14' 2" x 5' 11")

Two UPVC double-glazed windows, two ceiling lights, tiles to flooring, radiator. Kitchen comprises: a range of wall and base units with rolled edge worksurface over, stainless steel sink and drainer with mixer tap, stainless steel electric oven, gas hob with extractor fan over, space for fridge/freezer, space and plumbing for a washing machine, UPVC double-glazed door leading to rear courtyard.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to both bedrooms.

### Bedroom One

3.47m x 3.12m (11' 5" x 10' 3")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

### Bedroom Two

UPVC double-glazed window, carpet to flooring, radiator, storage cupboard, door leading to bathroom.

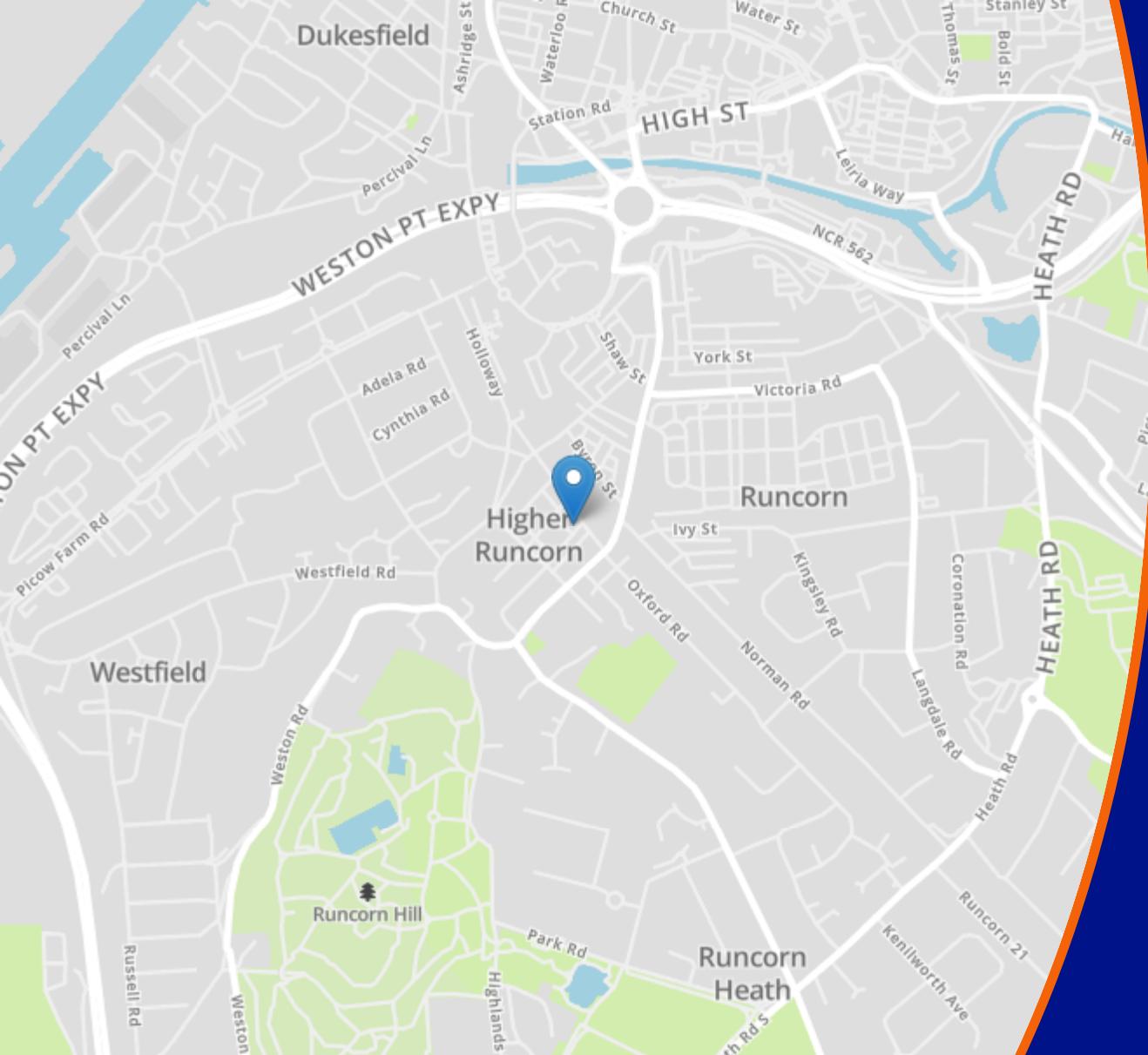
### Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator. Bathroom comprises: low level WC, pedestal wash hand basin, panel-enclosed bath with electric shower over, storage cupboard housing combi boiler.

### External

### Garden

Bound by brick walls, with gated access to rear alley.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100)	A	85
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	68
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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