



97 Halton Road
Runcorn, WA7 5QX

 **MYLER & Co.**

0151 424 5100
info@mylerestates.com



Halton Road

Runcorn, WA7 5QX

Asking Price £115,000

Offered for sale with NO CHAIN this TWO BEDROOM MID TERRACE PROPERTY, benefitting from UPVC double-glazing, gas central heating, close to local amenities including STENHILL PARK & BRIDGEWATER CANAL, THE GRANGE ACADEMY, viewing is recommended. Ideal FIRST HOME or as an INVESTMENT OPPORTUNITY. Viewings are available week commencing 1st July.





Ground Floor

Lounge

3.60m x 3.52m (11' 10" x 11' 7")

Entered via UPVC double-glazed door, UPVC double-glazed window, ceiling light, laminate to flooring, radiator, archway leading to dining room.

Dining Room

2.77m x 2.09m (9' 1" x 6' 10")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator, storage cupboard, door to kitchen, stairs leading to first floor.

Kitchen

4.12m x 1.86m (13' 6" x 6' 1")

Two UPVC double-glazed windows, ceiling light, vinyl to flooring, radiator, kitchen fitted with a range of wall and base units with worksurface over, stainless steel sink and drainer with mixer tap, space for fridge/freezer, door leading to rear hallway.

Rear Hallway

UPVC double-glazed door leading to rear garden, ceiling light, vinyl to flooring, space and plumbing for a washing machine, door leading to bathroom.



Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin, panel-enclosed bath with chrome mixer shower over.

First Floor

Stairs & Landing

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

Bedroom One

3.61m x 3.59m (11' 10" x 11' 9")

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

Bedroom Two

2.71m x 2.15m (8' 11" x 7' 1")

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

External

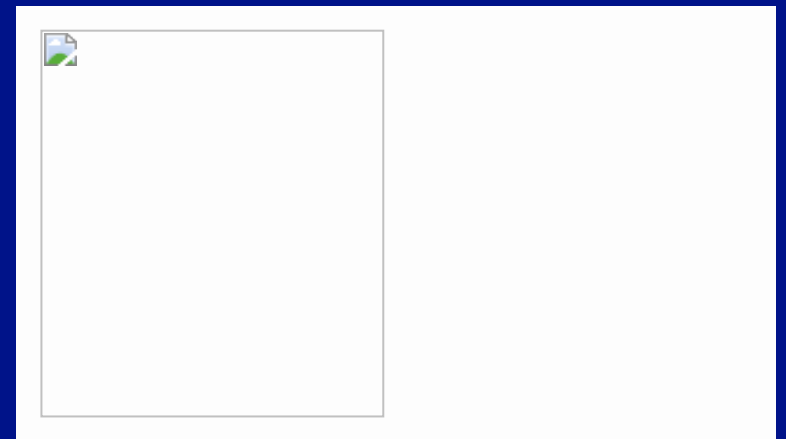
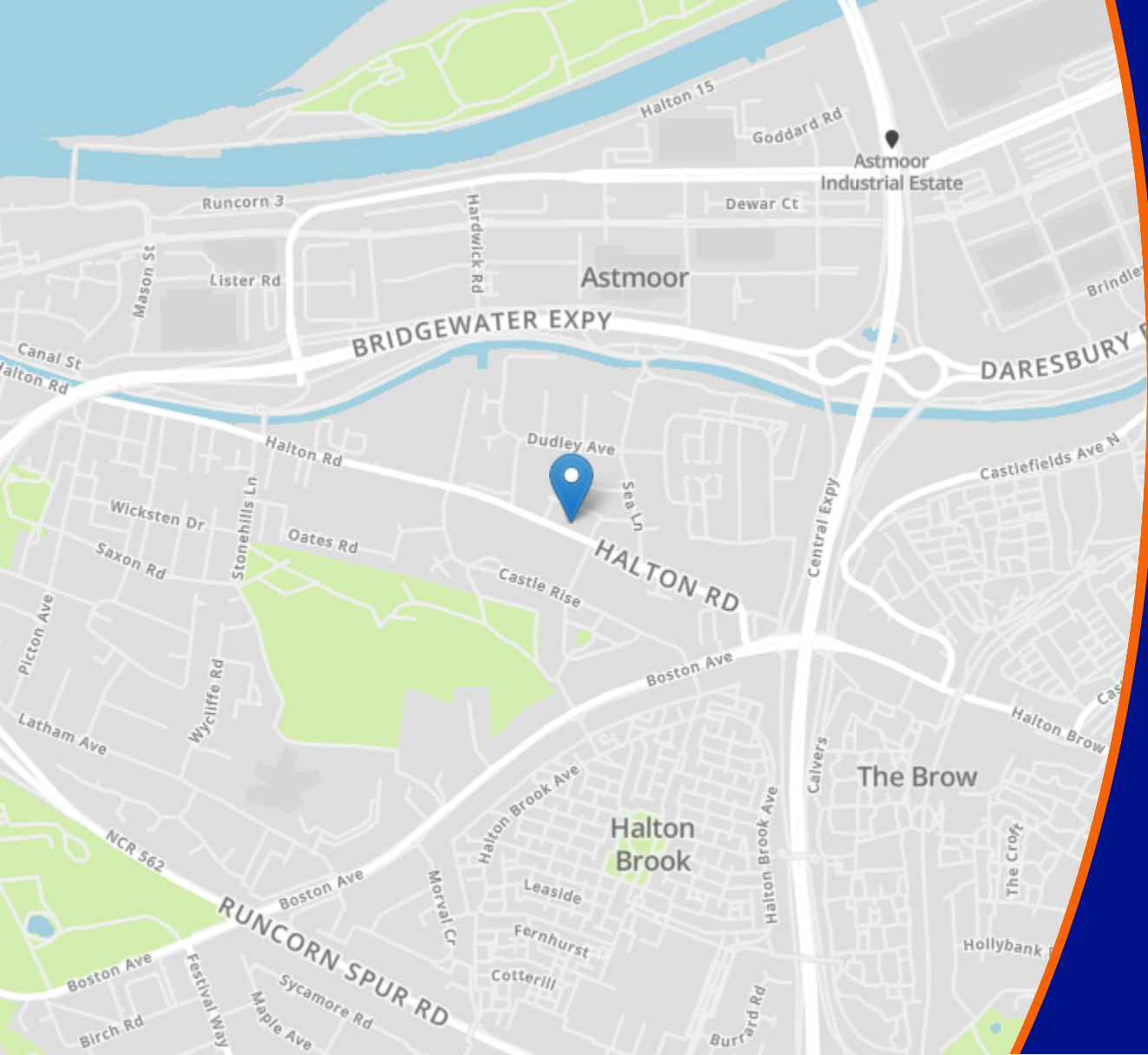
Front

Bound by brick wall, access to front entrance

Rear Garden

Bound by hedges, laid to lawn.

Awaiting EPC



Myler & Co
77, Albert Road, Widnes, Cheshire, WA8 6JS
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