



34a Irwell Lane
Runcorn, WA7 1RX



0151 424 5100
info@mylerestates.com



Irwell Lane

Runcorn, WA7 1RX

Offers Over £95,000

Myler & Co Estates are offering to market with NO ONWARD CHAIN this THREE BEDROOM MID TERRACE PROPERTY. Benefits from Gas Central Heating and UPVC Double-Glazing. Situated in RUNCORN OLD TOWN, Close to local amenities shops, popular schools, easy access to public transport and motorway links. Viewings recommended, ideal investment opportunity achieving a possible £550 pcm.





Ground Floor

Lounge

4.24m x 2.90m (13' 11" x 9' 6")

Entered by UPVC double-glazed door with glazed panels, carpet to floor, light to ceiling, radiator, UPVC double-glazed window, door to dining room.

Reception

3.52m x 2.87m (11' 7" x 9' 5")

Laminate to floor, light to ceiling, radiator, archway to kitchen, stairs to first floor.

Kitchen

2.95m x 2.49m (9' 8" x 8' 2")

Tiles to floor, light to ceiling, UPVC double-glazed door to rear courtyard. Kitchen comprises a range of wall and base units with rolled top work surface over, stainless steel bowl sink with chrome mixer tap, drainer, splashback tiles, stainless steel cooker, hob with matching stainless steel canopy over, space and plumbing for washing machine, space for fridge freezer.

First Floor

Stairs & Landing

Carpet to floor, light to ceiling, doors to both bedrooms and bathroom.

Bedroom One

3.56m x 2.95m (11' 8" x 9' 8")

Carpet to floor, light to ceiling, radiator, two UPVC double-glazed windows.

Bedroom Two

2.92m x 3.54m (9' 7" x 11' 7")

Carpet to floor, light to ceiling, radiator, storage cupboard housing combi boiler, archway to dressing room area, door to bathroom.

Dressing Room/Bedroom Three

2.51m x 1.36m (8' 3" x 4' 6")

Carpet to floor, light to ceiling, radiator, UPVC double-glazed window.

Bathroom

Vinyl to floor, partially tiled walls, UPVC double-glazed obscured window. Bathroom comprises of a white three piece suite, panel enclosed bath with chrome taps, wall mounted thermostat shower, pedestal wash hand basin with chrome taps.

External

Front

Enter by wrought iron gate, laid to paving leading to front entrance for easy maintenance, bound by brick wall.

Rear

Laid to paving for easy maintenance, gated access to rear alley, bound by brick wall.



Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

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