



172 Halton Road  
Runcorn, WA7 5RL



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# Halton Road

Runcorn, WA7 5RL

ASKING PRICE £149,950

Offered to market with NO CHAIN, this THREE BEDROOM SEMI-DETACHED HOUSE benefitting from UPVC double-glazing, gas central heating. Located in RUNCORN close to local amenities including STENHILL PARK & BRIDGEWATER CANAL, THE GRANGE ACADEMY, viewing is recommended. Great investment opportunity or ideal for buyers wanting a full renovation project. Viewings advised.





## Ground Floor

### Entrance Hall

Entered via a wooden single glazed door, carpet to floor, ceiling light point, radiator, stairs to first floor, doors leading kitchen and lounge.

### Lounge

4.00m x 3.65m (13' 1" x 12' 0")  
Carpet to floor, ceiling light point, radiator, UPVC double-glazed window, gas fire with surround.

### Dining Room

3.65m x 3.65m (12' 0" x 12' 0")  
Carpet to floor, ceiling light point, radiator, UPVC double-glazed window, pebble effect gas fire.

### Kitchen

3.82m x 1.95m (12' 6" x 6' 5")  
Tiles to floor, ceiling light point, UPVC double-glazed window, range of wall and base units, stainless steel sink and mixer tap, plumbing and space for washing machine and space for cooker and fridge/freezer, wood single glazed door leading to rear garden.

## First Floor

### Stairs and Landing

Carpet to floor, ceiling light point, UPVC double-glazed window, doors leading to three bedrooms and bathroom.

### Bedroom One

3.65m x 3.30m (12' 0" x 10' 10")  
No carpet, ceiling light point, UPVC double-glazed window.

### Bedroom Two

3.65m x 3.65m (12' 0" x 12' 0")  
Carpet to floor, ceiling light point, radiator, UPVC double-glazed window,

### Bedroom Three

2.00m x 2.12m (6' 7" x 6' 11")  
Vinyl to floor, ceiling light point, radiator, UPVC double-glazed window.

### Bathroom

Tiles to floor, ceiling light point, radiator, UPVC double-glazed window, bath with electric shower over, wash hand basin and pedestal, and low level WC

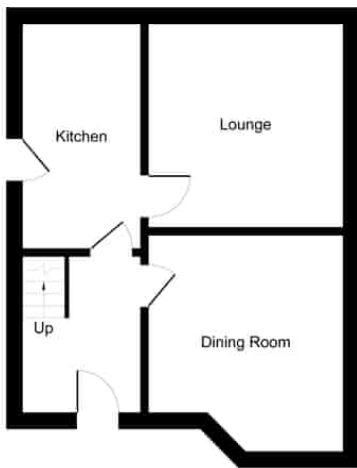
## Externals

### Front Garden

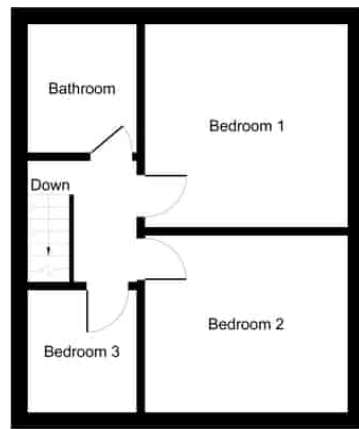
Paved steps leading up to front entrance and lawned area, drive way with parking space for one car.

### Rear Garden

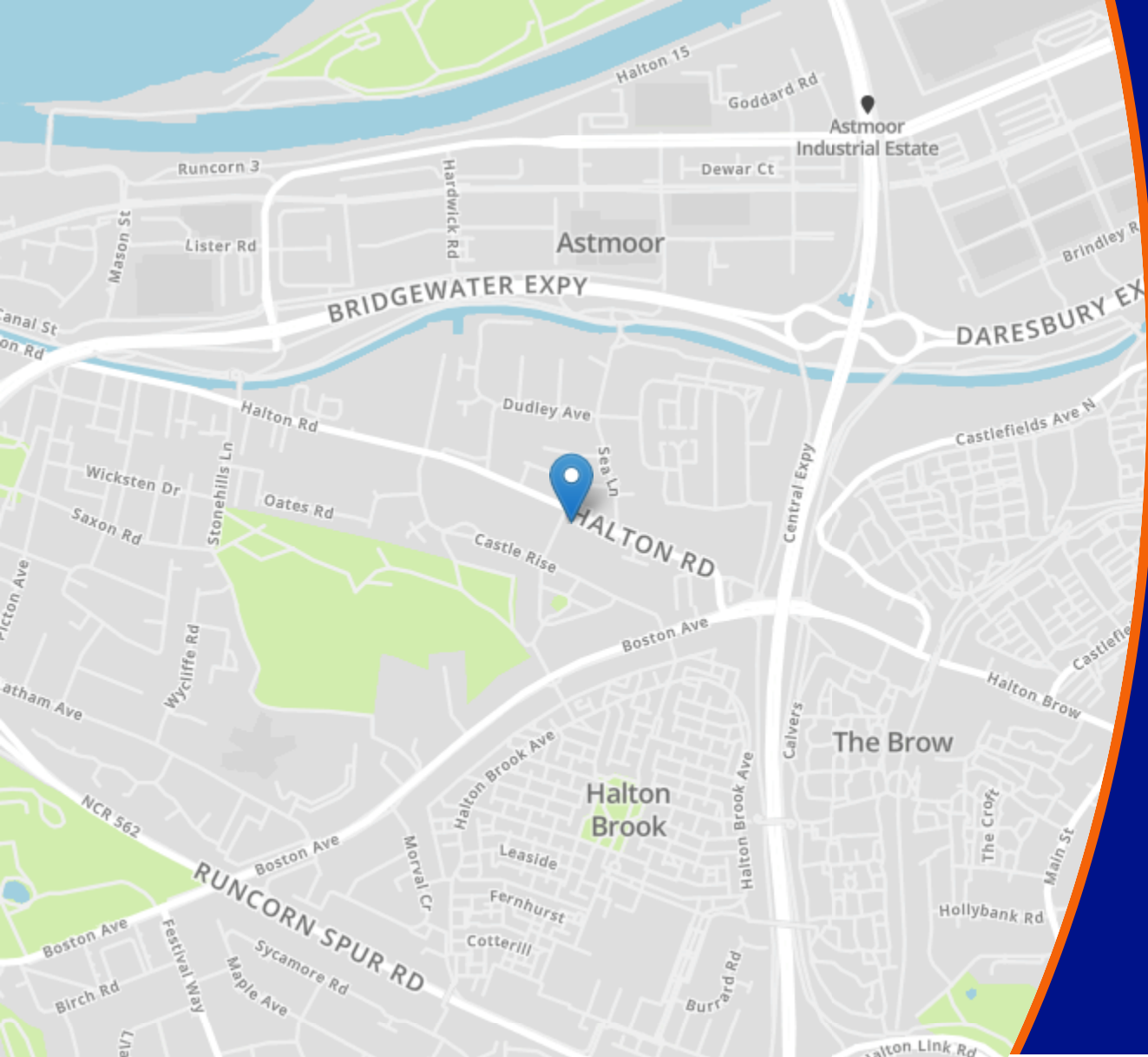
Patio area, brick built outhouse for storage, wooden garden shed, lawned area, planted borders, second wooden garden shed to the rear.



Ground Floor



First Floor



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