



# Delamere Place

Balfour Street



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# Delamere Place

Runcorn, WA7 4NE

This well-maintained two-bedroom flat, situated in a desirable location with excellent transport links and close to local amenities, offers a spacious reception room, a functional kitchen, and a comfortable living environment, making it an ideal investment opportunity.

Property can be sold with the tenant in situ.

Current rent collected £475 pcm however a S.13 has been served so will increase to £600 pcm as of 20th April.





## First Floor Apartment

### Lounge/Kitchen

3.19m x 5.93m (10' 6" x 19' 5")

### Bedroom One

4.39m x 3.06m (14' 5" x 10' 0")

### En-Suite

1.58m x 1.49m (5' 2" x 4' 11")

### Bedroom Two

3.06m x 2.37m (10' 0" x 7' 9")

### Bathroom

1.97m x 1.65m (6' 6" x 5' 5")





17 Delamere Place, Runcorn, WA7 4NE



**Ground Floor**  
Floor area 59.4 sq.m. (639 sq.ft.)

Total floor area: 59.4 sq.m. (639 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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