

bp5295



7 Cawdor Street  
Runcorn  
WA7 1EN  
2 Bed Terraced House



**£90,000**  
**Viewing Advised**

Independent Family Owned Estate Agents  
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## 7 Cawdor Street, Runcorn, Cheshire, WA7 1EN

**\*IDEAL FIRST HOME OR INVESTMENT PROPERTY - GREAT SIZED BEDROOMS\***  
This TWO bedroom mid terrace property is a stones throw away from a host of amenities with Runcorn Old Town and has Runcorn Railway Station seconds away by foot. Brought to the market with NO CHAIN DELAY and presented to pleasing standards throughout. The accommodation is deceptively spacious and consists as follows; lounge, dining room with access to useful cellar, kitchen and shower room to the ground floor whilst two excellent sized bedrooms can be found at first floor level. PVC double glazing is installed along with combination gas central heating. Overall a property which would make the ideal first home or investment property. EPC:TBC



**Please Note:** The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 13/06/2023 10:02:21 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Hallway**

PVC double glazed front door opens to lounge.

### **Lounge 11' 5" x 11' 10" (3.48m x 3.60m)**

Wood effect laminate flooring, PVC double glazed window to front, three double, one single power points, coved ceiling, double panel radiator, living flame coal effect gas fire.

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### **Dining Room 12' 3" x 11' 10" (3.73m x 3.60m)**

PVC double glazed window to rear, double panel radiator, two double, one single power points, coved ceiling, wood effect laminate flooring.



### **Kitchen 9' 5" x 7' 3" (2.87m x 2.21m)**

Having a range of base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, gas cooker point, plumbing and drainage for washing machine, two double, one single power points, PVC double glazed window and entrance door to rear.

### **Shower Room**

Low level WC, pedestal wash hand basin, mixer tap over, oversized walk in shower enclosure, mixer shower attachment, double panel radiator, PVC clad walls and ceiling, PVC double glazed window to side.



### **First Floor Landing**

Stairs to first floor.

### **Bedroom One Front 15' 3" x 11' 5" (4.64m x 3.48m)**

Two PVC double glazed windows to front, double panel radiator, coved ceiling, two double, one single power points.

### **Bedroom Two Rear 11' 11" x 12' 4" (3.63m x 3.76m)**

Two PVC double glazed windows to rear, double panel radiator, coved ceiling fitted downlighters, two single power points. wall mounted combi gas central heating boiler. built in storage cupboard with access to loft.



### **Externally**

To the rear there is an enclosed yard.

### **Useful Information About This Property:**

- CLOSE TO RUNCORN RAILWAY STATION
- OLD TOWN AMENITIES CLOSE BY
- WELL PROPORTIONED
- COMBINATION GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- USEFUL CELLAR
- NO CHAIN DELAY



- Council Tax Band: A

### **MONEY LAUNDERING REGULATIONS**

**Can I see your passport/driving licence or utility bill please?**

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.