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21 Collier Street  
Runcorn  
WA7 1HB  
2 Bedroom Terrace

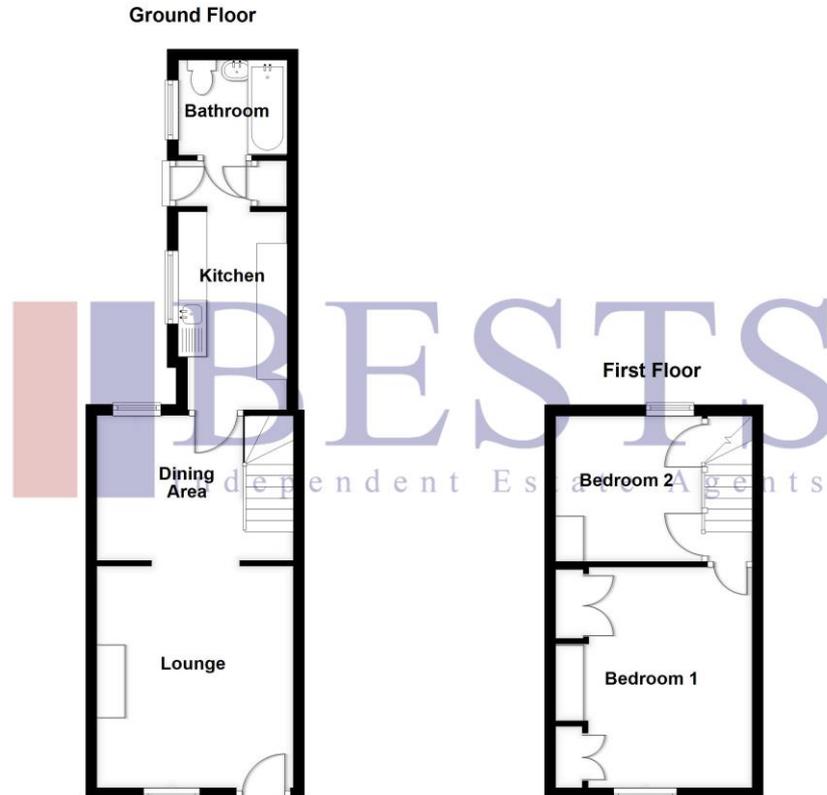
Offers in Excess of  
£110,000

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## 21 Collier Street, Runcorn, Cheshire, WA7 1HB

\*Great First Home - Bridge Views to Front - Chain Free\* This two bedroom mid terrace home stands in a superb position in the heart of Runcorn Old Town. Overlooking the Runcorn Bridge to the front and having the added advantage of communal parking, it's a rare opportunity within this price range. Brought to the market with NO CHAIN DELAY, it makes an excellent choice for first time buyers and investors alike. Its convenient position on the edge of Runcorn Old Town means there is a wealth of amenities on hand, including schooling and Runcorn Railway station. The property is well presented throughout and benefits from PVC double glazing and recently updated combination gas central heating boiler. Why not take a closer look at this move in ready home and arrange your viewing today?



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. 16/03/2026 19:30:28 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Lounge 13' 0" x 11' 6" (3.96m x 3.50m)**

PVC front door opens to lounge, wood effect laminate flooring, coved ceiling, fitted wall lights, two double power points, double panel radiator, PVC double glazed window to front elevation.

### **Dining Room 11' 4 maximum" x 8' 7" (3.45m x 2.61m)**

Wood effect laminate flooring, one double power point, single panel radiator, PVC double glazed window to rear elevation.





**Kitchen 11' 8" x 6' 4" (3.55m x 1.93m)**

Having a range of fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, splash back tiling, tile effect flooring, PVC double glazed window to side elevation, wall mounted combination gas central heating boiler, two double power points.



**Rear Entrance**

Having tile effect flooring, built in storage cupboard, PVC double glazed door to side elevation.



**Bathroom**

Having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with fitted glass shower screen and electric shower over, fitted extractor fan, PVC double glazed window to side elevation, wood effect flooring, single panel radiator.



**First Floor Landing**

Stairs from dining room to first floor landing, access to loft.

**Bedroom One Front 13' 1" x 11' 5 into fitted wardrobe" (3.98m x 3.48m)**

PVC double glazed window to front elevation, coved ceiling, single panel radiator, two single power points.



**Bedroom Two Rear 8' 7" x 8' 5" (2.61m x 2.56m)**

PVC double glazed window to rear elevation, single panel radiator, one double power point, built in storage cupboard.

**Externally**

To the rear of the property there is an enclosed yard with separate rear access.



**Useful information about this property:**

- Superb First Home
- Chain Free
- Views Towards Runcorn Bridge to Front
- Communal Parking to Front
- Freehold Tenure
- Close To Runcorn Railway Station
- Amenities Within Walking Distance
- 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.