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15 Redtail Close
Runcorn
WA7 1GN
3 Bed Semi Detached House

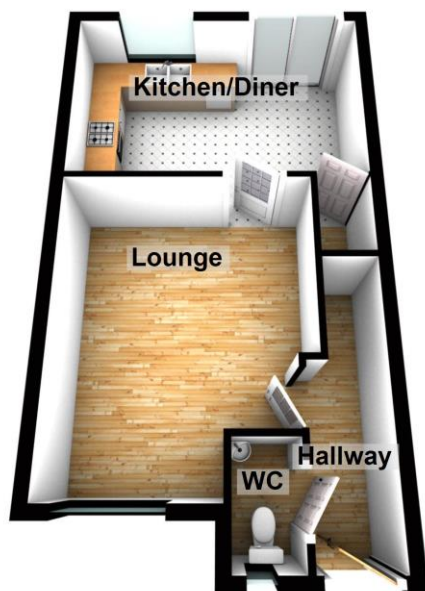
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15 Redtail Close, Runcorn, Cheshire, WA7 1GN

Modern Semi Detached Home - Corner Cul De Sac Position - Ground Floor WC & En Suite - Chain Free This modern semi detached home is brought to the open market presented to pleasing standards throughout and has been updated over the years by the current owner to create a lovely welcoming family home which would make the perfect first or second time buy. Located on the perimeter of Runcorn Old Town offering a wealth of everyday amenities within walking distance including Runcorn Railway Station, the property is also perfectly positioned within this small cul de sac occupying a private corner position. Upon entering the property viewers are greeted by a welcoming hallway with handy WC, a spacious lounge leads through to the modern kitchen diner at the rear. Upstairs, there are three bedrooms, the master of which has a en suite shower room whilst the updated family bathroom has a modern quality finish. Externally, a tarmac double width driveway provides off road parking. The rear garden is easily manageable and well designed, featuring decked and paved seating areas, stocked borders, and a tree lined backdrop. Enjoying a south easterly aspect, it is an ideal space for outdoor dining and entertaining. EPC:C (69)

Ground Floor



First Floor



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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 22/01/2026 18:56:08 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Double glazed front door opens to entrance hallway, real wood flooring, single panel radiator, one double power point.

Ground Floor Cloaks

Having low level WC, corner wash hand basin, single panel radiator, PVC double glazed window to front elevation, real wood flooring.



Lounge 15' 2" x 11' 10" (4.62m x 3.60m)

PVC double glazed window to front elevation, single panel radiator, real wood flooring, coved ceiling, four double power points, decorative fire surround.



Kitchen/ Dining Room 15' 0" x 9' 5" (4.57m x 2.87m)

Kitchen area has a range of fitted base and wall units with twin sinks with high neck mixer tap over, real wood working surfaces, inset four burner gas hob with electric oven beneath and filter hood above, splash back tiling, plumbing and drainage for automatic washing machine, concealed wall mounted gas central heating boiler, three double, one single power points, fitted down lighters, coved ceiling, PVC double glazed window to rear elevation, tiled floor. Dining area has double glazed sliding patio doors to rear elevation, double panel radiator, built in under stairs storage cupboard, coved ceiling, under floor heating, one double power point.





First Floor Landing

Stairs from entrance hall to first floor landing, access to loft, built in storage cupboard housing insulated hot water cylinder, one double power point.

Bedroom One Front 11' 4" x 10' 9" (3.45m x 3.27m)

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, four double power points, built in storage cupboard.



Ensuite Shower Room

Having low level WC, pedestal wash hand basin, fully tiled walk in shower enclosure with mixer shower, PVC double glazed window to front elevation, single panel radiator, fitted extractor fan, tile effect flooring.

Bedroom Two Rear 9' 6" x 8' 7" (2.89m x 2.61m)

PVC double glazed window to rear elevation, single panel radiator, three double power points, wood effect laminate flooring.



Bedroom Three Rear 9' 6" x 6' 3" (2.89m x 1.90m)

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



Family Bathroom

An updated room having a quality finish comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, bath with mixer tap and mixer shower over with fitted glass shower screen, splash back tiling, heated towel rail, tiled floor, PVC double glazed window to side elevation, fitted extractor fan and wall mirror.



Externally

Property stands in a secluded corner position being fronted by a laid lawn and tarmac driveway providing off road parking whilst to the rear there is a fully enclosed reasonable sized garden themed for ease of maintenance having extensive wood decked patio area, large paved area, raised planted borders and a pleasant tree lined aspect behind.



Useful information about this property:

- Chain Free
- Freehold Tenure
- Updated & Improved
- Corner Cul De Sac Position
- Perfect First/Second Time Buy
- Close to Runcorn Railway Station
- Walking Distance To Runcorn Old Town
- Council tax band: B

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