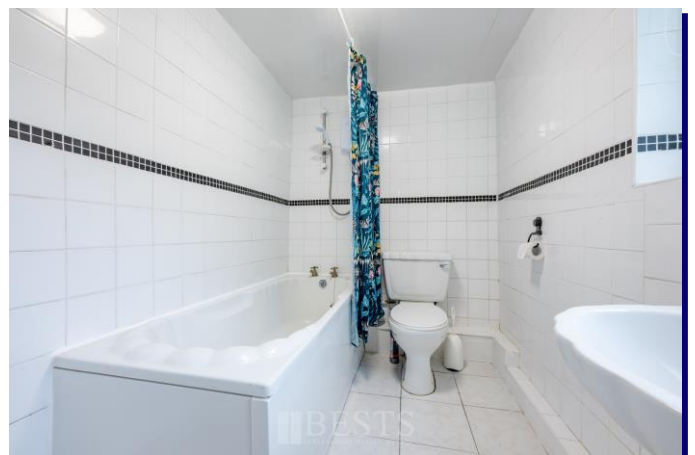


bp5674



12 Grosvenor Street
Runcorn
WA7 1RT
2 Bed Terrace House

£110,000

Viewing Advised

Independent Family Owned Estate Agents
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12 Grosvenor Street, Runcorn, Cheshire, WA7 1RT

Superb Position - Open Aspect To Front - Edge of Old Town Location - Chain Free - Freehold Tenure - Recently Updated Boiler This two bedroom mid terrace home stands proudly along Grosvenor Street, a quiet terrace street perfectly positioned on the edge of Runcorn Old Town. A range of local amenities and schooling are close by, while Wigg Island Nature Reserve is just a stones throw away, offering scenic walks along the Mersey Estuary. The current owners have recently completed a full scheme of redecoration, including new carpets, making this charming home ready for its next owner to apply their own stamp. Upon entering, an entrance vestibule leads into the open plan lounge flowing into the dining room. The kitchen and ground floor bathroom are located to the rear. Upstairs, there are two generous bedrooms. Externally, the property has the benefit of an open aspect to the front, something not too commonly found in a property of this type while the enclosed rear yard offers excellent potential and enjoys a south facing aspect, making the most of afternoon sunshine.

Ground 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 19:08:59 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, door opens to lounge.

Lounge 14' 5" x 10' 0" (4.39m x 3.05m)

PVC double glazed window to front elevation, two double panel radiator's, coved ceiling, fitted wall light, two double power points, meters and services cupboard.

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Dining Room 11' 2" x 11' 4" (3.40m x 3.45m)

Double panel radiator, coved ceiling, window to rear elevation, built in under stairs storage cupboard, fitted wall lights, one double, one single power points.



Kitchen 8' 9" x 5' 5" (2.66m x 1.65m)

Having fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, four ring electric hob with electric oven beneath, plumbing and drainage for automatic washing machine, splash back tiling, tiled floor, PVC double glazed window and entrance door to rear elevation, two double, two single power points.

Bathroom

A fully tiled room having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with electric shower over, fitted wall heater, PVC double glazed window to side elevation.



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First Floor Landing

Stairs from lounge to first floor landing, access to loft.

Bedroom One Front 14' 5" x 10' 3" (4.39m x 3.12m)

PVC double glazed window to front elevation, double panel radiator, one double power point.

Bedroom Two Rear 11' 0" x 9' 4" (3.35m x 2.84m)

Window to rear elevation, single panel radiator, one double power point, storage cupboard housing wall mounted combination gas central heating boiler.



Externally

To the rear of the property there is an enclosed yard with separate rear access which enjoys a southerly aspect.



Useful information about this property:

- Ideal First Home or Investment Purchase
- Freehold Tenure
- Recently Redecorated Including New Carpets
- Open Aspect To Front
- South Facing Rear Yard
- Chain Free
- Generous Bedrooms
- 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.

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