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17 Moresby Close
Runcorn
WA7 6HW
2 Bed Semi Detached House with
Garage

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk

Offers in the Region Of
£160,000

17 Moresby Close, Runcorn, Cheshire, WA7 6HW

Freehold Tenure - Detached Garage - Chain Free - Not Over Looked This two bedroom semi detached home occupies a corner position within a small cul de sac. The Runcorn East area is ideal for those who commute having Runcorn East Railway Station just minutes away along with every day amenities and scenic canalside walks. This particular property has a warm and inviting feel and offers manageable sized accommodation perfect for those seeking to take their first steps into home ownership. Consisting of an entrance porch with storage, cosy lounge with conservatory and kitchen off. Upstairs viewers will find two bedrooms and a bathroom which has an updated white suite. Outside, a driveway provides off road parking and leads to a detached garage. Whilst to the rear, there is a fully enclosed garden which enjoys a fair degree of privacy not being directly overlooked.



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. 09/12/2025 14:17:34 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, PVC double glazed windows to side elevations, meters and services cupboard, useful built in cupboard single power point, coved ceiling, fitted mini ceiling down lighters.

Lounge 16' 3" x 9' 8" (4.95m x 2.94m)

Two double panel radiators, coved ceiling, fitted mini ceiling down lighters, under stairs storage cupboard, one double power point, glazed panel doors open to conservatory.

Conservatory 8' 10" x 7' 5" (2.69m x 2.26m)

PVC double glazed units with French doors to side elevation, single panel radiator, two single power points.



Kitchen 10' 3" x 6' 3" (3.12m x 1.90m)

Having fitted base and wall units with single drainer stainless steel sink with mixer tap over, in set four burner gas hob with electric oven beneath, plumbing and drainage for automatic washing machine, double panel radiator, coved ceiling, fitted down lighters, PVC double glazed window to front elevation, three double power points.



First Floor Landing

Stairs from lounge to first floor landing, access to loft, one single power point.

Bedroom One Rear 10' 11" x 7' 9" (3.32m x 2.36m)

PVC double glazed window to rear elevation, single panel radiator, two single power points, two built in storage cupboards.

Bedroom Two Front 6' 9" x 8' 3" (2.06m x 2.51m)

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



Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with fitted glass shower screen and mixer shower over, waterfall style shower head and additional shower wand, tiled walls, tiled floor, chrome effect heated towel rail, extractor fan, PVC double glazed window to side elevation, fitted mini ceiling down lighters.

Externally

Property forms part of a small Cul de sac positioned to the top being fronted by a mature garden, a block paved driveway provides off road parking and leads to a detached garage with metal up and over door, whilst to the rear there is a manageable size enclosed mature garden which is not directly overlooked.



Useful information about this property:

- Chain Free
- Freehold Tenure
- Detached Garage
- Close To Runcorn East Station
- Conservatory
- Ideal First Home
- Cul De Sac Position
- Council Tax Band: A

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