BESTS
Independent Estate Agents Established 1993

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45 Sewell Street
Runcorn
WA7 5SY
2 Bed Terrace House

Offers in Excess of £120,000

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45 Sewell Street, Runcorn, Cheshire, WA7 5SY

Freehold Tenure - Excellent Size Bedrooms - Chain Free An ideal first home or investment purchase, this two bedroom mid terrace is positioned along a quiet street with Rock Park close by, making it a particularly convenient choice for those with young children. The property offers a traditional and practical layout, with a lounge, separate dining room, kitchen and bathroom all located on the ground floor. At first floor level are two excellent sized bedrooms, giving the home a good amount of space for a two bedroom terrace. Sewell Street is conveniently positioned close to Runcorn Old Town, with a range of everyday amenities within easy reach, whilst Rock Park provides useful open green space just yards away. A great opportunity for first time buyers or investors looking for a well proportioned home in a convenient and established location.



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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. 12/11/2026 13:47:22 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Lounge 12' 0" x 11' 3" (3.65m x 3.43m)

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PVC double glazed front door opens to lounge, having wood effect laminate flooring, double panel radiator, PVC double glazed window to front elevation, two double power points.

Inner Hallway

Having wood effect laminate flooring, single panel radiator, stairs to first floor landing.

Dining Room 11' 10" x 12' 0" (3.60m x 3.65m)

PVC double glazed window to rear elevation, wood effect laminate flooring, double panel radiator, living flame coal effect gas fire standing on decorative hearth and back, access to useful cellar, one single, one double power points.

Kitchen 11' 7" x 5' 10" (3.53m x 1.78m)

Having fitted base and wall units comprising single drainer stainless steel sink, plumbing and drainage for dishwasher and washing machine, gas cooker point, splash back tiling, PVC double glazed window to side elevation, two PVC double glazed doors to side elevation, fitted extractor fan, three double, one single power points, double panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler.





Bathroom

Having low level WC, pedestal wash hand basin, panel bath with mixer tap and shower attachment, splash back tiling, single panel radiator, PVC double glazed window to side elevation, fitted extractor fan.



First Floor Landing

Stairs from inner hallway to first floor.

Bedroom One Front 15' 6" x 11' 4" (4.72m x 3.45m)





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

Bedroom Two Rear 12' 0" x 11' 10" (3.65m x 3.60m)

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





Externally

To the rear of the property there is a fully enclosed yard.







Useful information about this property:

- Useful Cellar
- Chain Free
- Freehold Tenure
- Excellent Size Bedrooms
- Close to Rock Park
- Enclosed Yard to Rear
- Popular Location
- 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.