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29 Main Street
Runcorn
WA7 2AN
2 Bed Detached House

Offers in the Region
Of £285,000

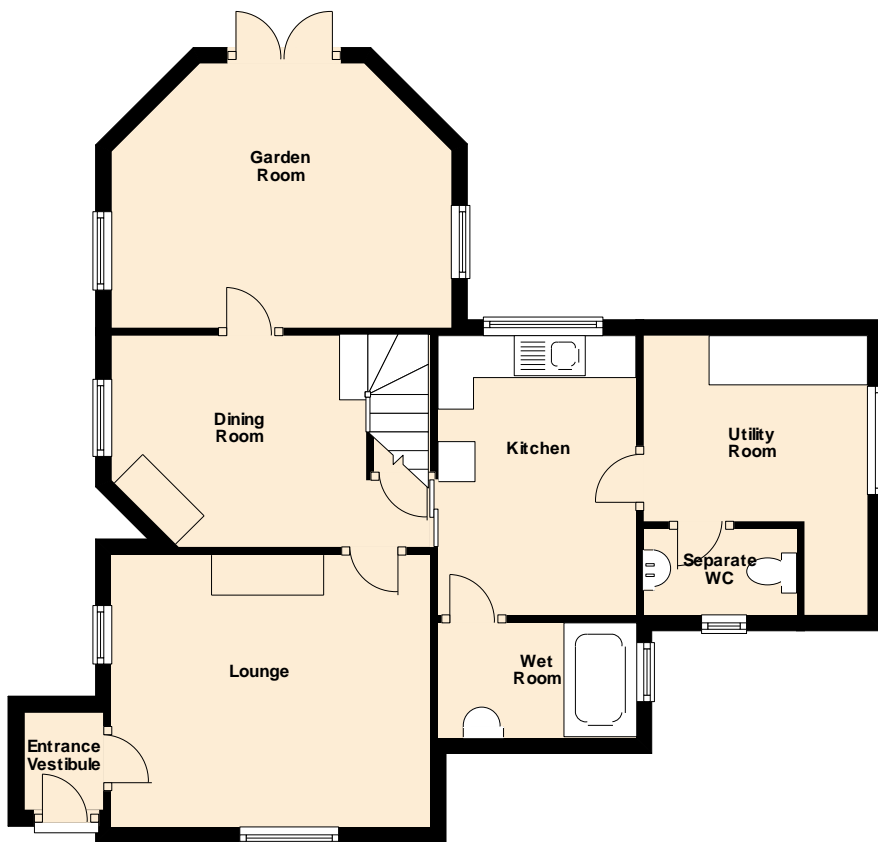
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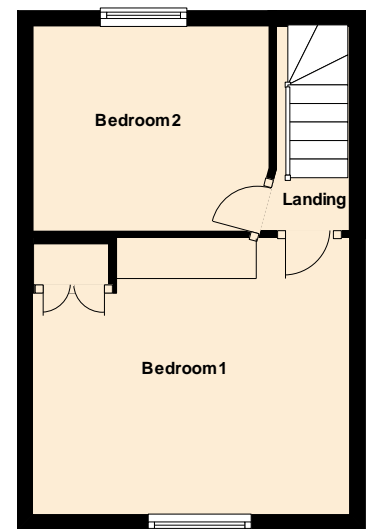
29 Main Street, Halton, Runcorn, Cheshire, WA7 2AN

SANDSTONE COTTAGE STANDING IN A SUBSTANTIAL PLOT - HALTON VILLAGE LOCATION Lime Tree Cottage dates back to circa 1793 and is the perfect purchase for those who seek something a little out of the norm. Standing in a substantial plot along Main St, Halton Village. The main building is constructed from sandstone and has been extended to provide additional accommodation in keeping with modern living. Upon entering this period home viewers will find a surprisingly spacious layout having the charm which would be expected. Consisting of an entrance vestibule, lounge, dining room, garden room, kitchen, utility and wet room to the ground floor whilst two bedrooms with semi vaulted ceilings are found at first floor level. The generous plot is a gardeners dream, having mature plants and shrubs surrounding the large lawn area which enjoys a westerly aspect. Timber gates to the front of the property give access to parking and lead to a detached twin garage. This quaint, charming home gives a rare opportunity to purchase such a property within historic Halton Village. Viewing is highly recommended to ensure full impact of this wonderful property is fully appreciated. EPC:TBC

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. 25/03/2024 14:51:34 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, single panel radiator.

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Lounge 13' 1" x 11' 1" (3.98m x 3.38m)

PVC double glazed windows to front and side elevations, double panel radiator, meters and services cupboards, fitted wall lights, open fire standing on decorative hearth and back, three single power points.



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Dining Room 13' 2 maximum" x 8' 7" (4.01m x 2.61m)

PVC double glazed window to side elevation, two double panel radiators, three double power points, living flame coal effect gas fire standing on decorative surround, built in under stairs storage cupboard.



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Garden Room 10' 11" x 13' 10" (3.32m x 4.21m)

PVC double glazed windows to side elevation and PVC double glazed French doors to rear elevation, two single panel radiators, three double power points, tiled floor.



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Kitchen 11' 5" x 8' 1" (3.48m x 2.46m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, electric cooker point, fitted filter hood, splash back tiling, plumbing and drainage for slimline dishwasher, double panel radiator, two single power points, PVC double glazed window to rear elevation.



Utility Area 9' 2" x 7' 8" (2.79m x 2.34m)

Having fitted base and wall units with plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, PVC double glazed window to side elevation, PVC double glazed entrance door to front elevation, single panel radiator, three double power points.



Ground Floor WC

Low level WC, single panel radiator, wash hand basin with vanity storage beneath, PVC double glazed window to front elevation.

Wet Room

A recently converted room having fully tiled walls, wall mounted electric shower, wash hand basin, single panel radiator, PVC double glazed window to side elevation, fitted extractor fan.

First Floor Landing

Stairs from dining room to first floor landing.



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Bedroom One Front 13' 1" x 11' 0 maximum" (3.98m x 3.35m)

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



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Bedroom Two Rear 10' 1" x 8' 8" (3.07m x 2.64m)

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



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Externally

Property stands in a prominent position along Main Street, Halton Village. Being fronted by a forecourt style fully paved garden, double timber gates open to the side of the property providing ample off road parking and leading to a detached twin garage with metal up and over doors, power and light whilst to the rear there is a very generous sized garden with extensive laid lawn, mature hedge rows, paved patio area and garden pond all of which enjoys a fair degree of privacy with not being directly overlooked.



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Useful Information About This Property:

- BUILT IN CIRCA 1792
- SUBSTANTIAL PLOT
- WEST FACING REAR GARDEN
- TWIN GARAGES
- BEAUTIFUL GARDEN
- STAND STONE CONSTRUCTION
- HISTORIC LOCATION
- COUNCIL TAX BAND: D

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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.