

BP5448



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

1 Weston Road
Higher Runcorn
WA7 4JU
3 Bedroom Semi Detached Home

£325,000

Viewing Advised

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



1 Weston Road, Runcorn, Cheshire, WA7 4JU

Seldom do opportunities to purchase period properties which offer such charm, character and individuality arise. This double fronted three/four bedroom semi detached family residence stands proudly within a highly regarded part of Higher Runcorn, a stones throw away from Runcorn cenotaph as Greenway Road meets Weston Road, meaning Heath Park, Runcorn Hill and Runcorn Railways station are all just seconds away. Its generous layout boasts an impressive central hallway with 'Minton' tiled floor which gives access to three good sized reception rooms and a kitchen. The turn staircase leads viewers past a stain glass window to a spacious landing where three excellent sized double bedrooms, a useful study/fourth bedroom and a family bathroom can be found. Throughout the property there are a number of original features which add to its already impressive appeal including period fire places to the bedrooms, most original doors throughout and of course that beautiful tiled floor in the entrance hallway. Externally to the rear of the property is a very reasonable size garden which is perfect for those with growing families and offers ample potential to create a brilliant entertaining space. If you're looking for an individual, period family home which oozes the character associated with properties of this era then internal inspection is a must. EPC:TBC



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. 22/05/2024 12:09:52 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

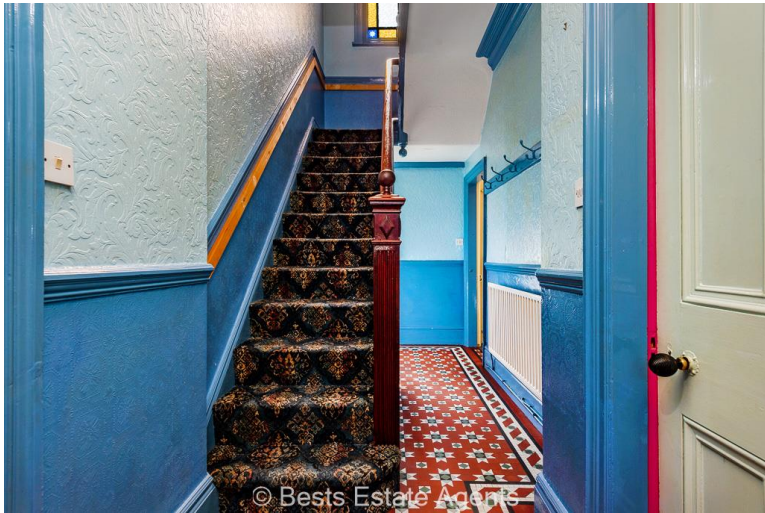
Entrance Vestibule

Original front door opens to entrance vestibule, Minton tiled floor, fitted dado rail, meters and services.

Central Hallway

Glazed panel door opens to central hallway with all main rooms off, Minton tiled floor, staircase to first floor, single panel radiator, fitted dado rail, original coving and features, window to rear elevation, built in under stairs storage cupboard.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Lounge 16' 4 into bay window" x 11' 10" (4.97m x 3.60m)

Bay window to front elevation, feature fire surround with electric convector fire, fitted picture rail, original coved ceiling, one double power point.



Day Room 11' 11" x 13' 10" (3.63m x 4.21m)

Two windows to front elevation, feature fire surround with four bar radiant gas fire, fitted picture rail, original coved ceiling, double panel radiator, two double power points.



Thinking Of Selling Your Property

Dining Room 11' 8" x 10' 11" (3.55m x 3.32m)

Fitted picture rail, one double power point, feature fire surround, original built in alcove cabinetry, two windows to rear elevation, aerial clothes dryer.

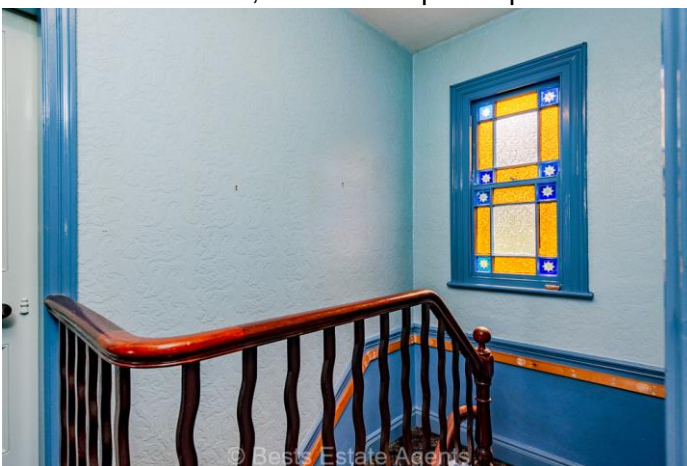
Kitchen 10' 9" x 10' 7" (3.27m x 3.22m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, gas cooker point, tiled walls, three double and one single power points, two windows and entrance door to rear elevation, single panel radiator.



First Floor Landing

Turn staircase from hall to first floor landing, stained glass window to rear elevation, fitted dado rail, one double power point.



Bedroom One Front 11' 11" x 14' 0" (3.63m x 4.26m)

Two windows to front elevation, original open fire, fitted picture rail, coved ceiling, single panel radiator, one double power point.

Bedroom Two Front 11' 11" x 13' 11" (3.63m x 4.24m)

Two windows to front elevation, single panel radiator, original open fire, coved ceiling, fitted picture rail, one double power point.



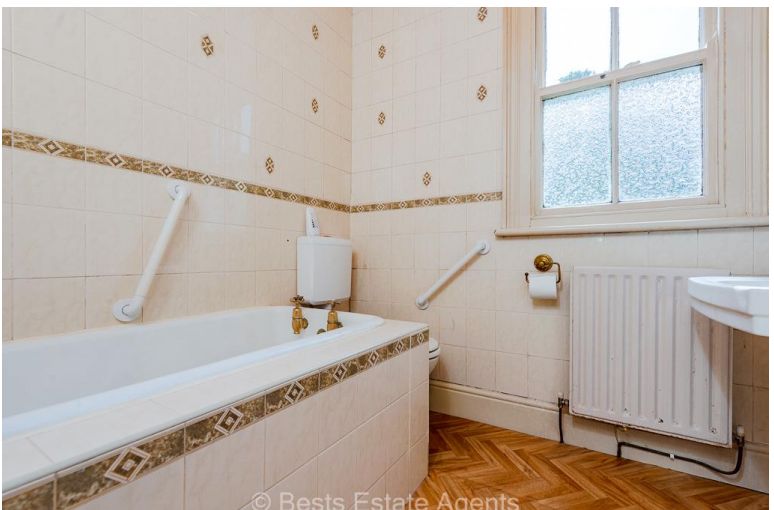
Bedroom Three Rear 10' 9" x 10' 9" (3.27m x 3.27m)

Window to rear elevation, single panel radiator, built in alcove cabinetry, one double power point, original fire.



Bedroom Four/Study 9' 10" x 4' 3" (2.99m x 1.29m)

Window to front elevation.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Bathroom

Low level WC, pedestal wash hand basin, original cast iron bath with electric shower over, fully tiled walls, window to rear elevation, double panel radiator, built in storage cupboard housing insulated hot water cylinder.

Storage Room 10' 9" x 4' 3" (3.27m x 1.29m)

Window to rear elevation, wall mounted gas central heating boiler.

Externally

Property stands in a prominent position at the start of Weston Road close to Runcorn Cenotaph being fronted by a well maintained laid lawn garden whilst to the rear there is a very reasonable sized fully enclosed garden with extensive laid lawn, paved patio area and useful brick built garden stores.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Useful Information About This Property:

- CHARMING CHARACTER PROPERTY
- GREAT SIZE BEDROOMS
- RETAINS ORIGINAL FEATURES
- HIGHER RUNCORN LOCATION
- GOOD SIZE GARDEN TO REAR
- THREE RECEPTION ROOMS
- NO CHAIN
- COUNCIL TAX BAND: E

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.