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6 Roscoe Crescent
Weston Point
Runcorn
WA7 4ES
2 Bed Terraced House

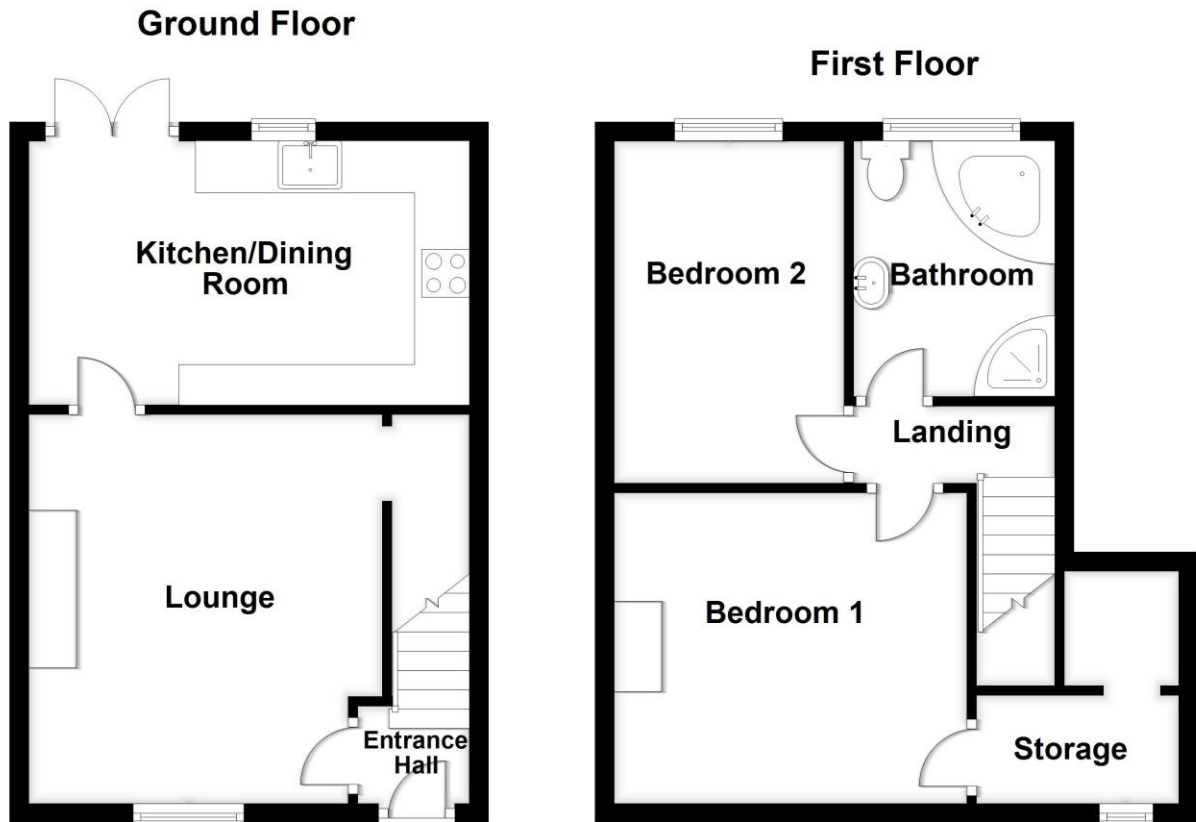
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£130,000

Viewing Advised

6 Roscoe Crescent, Weston Point, Runcorn, Cheshire, WA7 4ES

WELL PRESENTED STARTER HOME WITHIN A POPULAR LOCATION - NO CHAIN DELAY this two bedroom mid terrace home is brought to the market with the benefit of NO CHAIN DELAY and represents an excellent opportunity for those buyer's who seek to take their first steps into home ownership. Consisting of an entrance vestibule, lounge and open plan kitchen dining room to the ground floor whilst, at first floor level, viewers will find two bedrooms and a good sized bathroom with corner bath and separate shower. Externally the property is fronted by a double width block paved driveway with wrought iron gates whilst the rear garden is of a reasonable size and has a paved patio and laid lawn. A property well worthy of closer inspection and only then can it be fully appreciated. EPC:D(68)



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. 14/01/2025 19:12:17 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, wood effect laminate flooring, double panel radiator, one single power point.

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Lounge 13' 4" x 12' 3" (4.06m x 3.73m)

PVC double glazed window to front elevation, wood effect laminate flooring, double panel radiator, coved ceiling, three double power points, decorative fire surround, built in under stairs storage area with double power point.



Kitchen/ Dining Room 15' 4" x 9' 0" (4.67m x 2.74m)

Kitchen area has a range of fitted base and wall units comprising four burner gas hob with electric double oven beneath and filter hood above, Belfast style sink with mixer tap over, integrated fridge freezer and washing machine, plumbing and drainage for freestanding dishwasher, concealed recently installed wall mounted combination gas central heating boiler, splash back tiling, three double and one single power points, coved ceiling, tiled floor, PVC double glazed window and French doors to rear elevation. Dining area has wood effect laminate flooring, coved ceiling, single panel radiator, one double power point.



First Floor Landing

Stairs from entrance hall to first floor landing.

Bedroom One Front 12' 4" x 10' 9" (3.76m x 3.27m)

PVC double glazed window to front elevation, single panel radiator, large built in storage cupboard, four double power points.



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Bedroom Two Rear 8' 1" x 11' 10" (2.46m x 3.60m)

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

Bathroom

A fully tiled room having a white suite comprising low level WC, pedestal wash hand basin, corner bath with mixer tap and shower attachment, fully tiled walk in multi jet corner shower, fully tiled walls, tiled floor, chrome effect heated towel rail, fitted mini ceiling down lighters, extractor fan, PVC double glazed window to rear elevation.

**Externally**

Property is fronted by a double width block paved driveway fronted by Wrought iron gates whilst to the rear there is a reasonable sized fully enclosed garden with paved patio and a laid lawn.

Useful Information About This Property:

- EXCELLENT FIRST FIRST HOME
- OFF ROAD PARKING
- NO CHAIN DELAY
- WELL PRESENTED
- RECENTLY UPDATED BOILER
- POPULAR AREA
- FREEHOLD TENURE
- COUNCIL TAX BAND: A

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