

bp5576



68 Tildsley Crescent  
Weston Village  
Runcorn  
WA7 4RN  
3 Bed Semi Detached House

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

[www.bests.co.uk](http://www.bests.co.uk)

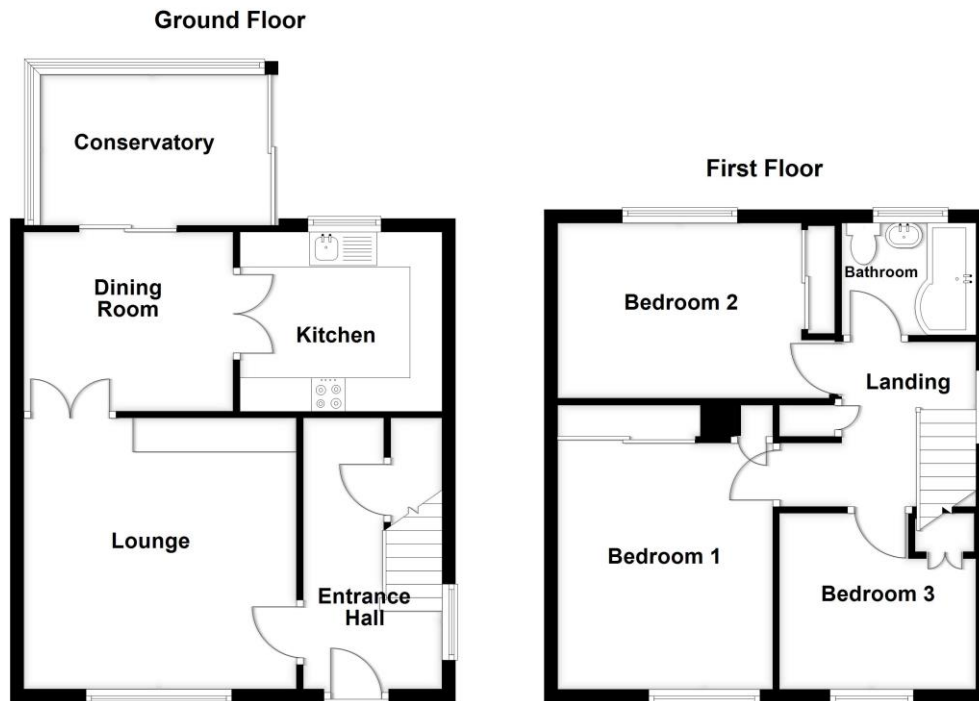
**£210,000**

**Viewing Advised**



## 68 Tildsley Crescent, Weston, Runcorn, Cheshire, WA7 4RN

**\*WESTON VILLAGE LOCATION - SOUTH FACING REAR GARDEN\*** Weston Village, an area of Runcorn which is held in high regard for local buyers thanks to retaining that loved 'villagey' feel. Perfectly positioned within the town to take advantage of well regarded primary and secondary schooling, easy access to major road networks and also having scenic walks with parks and coffee shops close by. This three bedroom semi detached property has been home for the current owners for over 20 years, offering well proportioned accommodation which is perfectly suited to an array of buyers. The key features of this fantastic property are the updated modern kitchen, good size bedrooms and a beautiful south facing rear garden which enjoys a fairly private aspect not being directly overlooked and having a horses paddock to the rear, its the perfect place for the new owners especially if you like to entertain. Arrange your viewing today.



**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](http://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. 03/04/2025 19:42:26 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Hallway**

Canopied entrance: Composite double glazed front door opens to entrance hall, wood effect flooring, PVC double glazed window to side elevation, double panel radiator, built in under stairs storage cupboard, meters and services cupboard.

### **Lounge 13' 4" x 13' 3" (4.06m x 4.04m)**

PVC double glazed window to front elevation, double panel radiator, dual fuel stove standing on decorative hearth, fitted picture rail, three double power points, double doors opening to dining room.

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



### **Dining Room 10' 3" x 8' 9" (3.12m x 2.66m)**

Double panel radiator, two double power points, fitted picture rail, sliding patio doors opening to conservatory.

### **Conservatory 11' 0" x 7' 6" (3.35m x 2.28m)**

Tiled floor, one double power point, electric contemporary style single panel radiator, sliding patio doors opening to rear elevation.



### **Kitchen**

With recently installed fitted base and wall units with a high gloss handle less finish comprising inset four ring electric hob with filter hood above, high line electric double oven, single drainer sink with high neck flexible mixer tap over, concealed wall mounted combination gas central heating boiler, integrated fridge freezer, dishwasher and washing machine, four double power points, fitted mini ceiling downlighters, PVC double glazed window to rear elevation, wood effect flooring.



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



#### **First Floor Landing**

PVC double glazed window to side elevation, built in storage cupboard, one single power point, access to loft which is fully boarded with pull down ladder.

#### **Bedroom One Front 11' 7" x 11' 5" (3.53m x 3.48m)**

PVC double glazed window to front elevation, wood effect flooring, double panel radiator, built in storage cupboard and wardrobe with mirror fronted sliding doors, fitted ceiling fan, two double power points.



#### **Bedroom Two Rear 13' 7" x 8' 8" (4.14m x 2.64m)**

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

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



**Bedroom Three Front 9' 7" x 7' 11" (2.92m x 2.41m)**

Double panel radiator, PVC double glazed window to front elevation, built in wardrobe, one double power point.



**Bathroom**

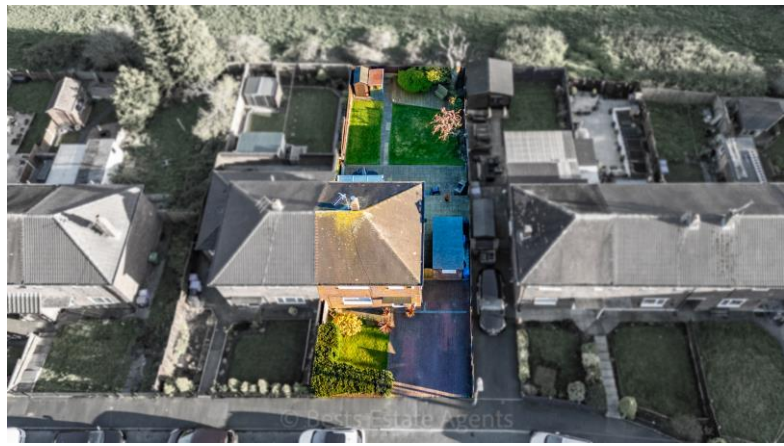
Having a modern white suite with low level WC, wash hand basin with mixer tap over, panelled shower bath with fitted glass shower screen and shower over, split back tiling, heated towel rail, PVC double glazed window to rear elevation.

**Externally**

Property is fronted by a double width block paved driveway providing ample off road parking along with a laid lawn garden and mature perimeter hedgerow. To the rear of the property there is a very reasonable size garden with two tier paved patio with brick built BBQ along with a laid lawn and wood decked patio area towards the bottom. There is also a useful brick built store which has power and light, also an external power and water supply. All of which isn't directly overlooked, enjoys a south facing aspect and has a horses paddock behind.



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



#### Useful information about this property:

- WESTON VILLAGE LOCATION
- NOT OVERLOOKED TO REAR
- HORSES PADDOCK BEHIND
- FREEHOLD TENURE
- UPDATED HIGH GLOSS KITCHEN
- DOUBLE WIDTH DRIVEWAY
- CLOSE TO SCHOOLING
- 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.

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