

bp5586



22 Weston Crescent
Weston Village
Runcorn
WA7 4QJ
3 Bed Semi Detached House

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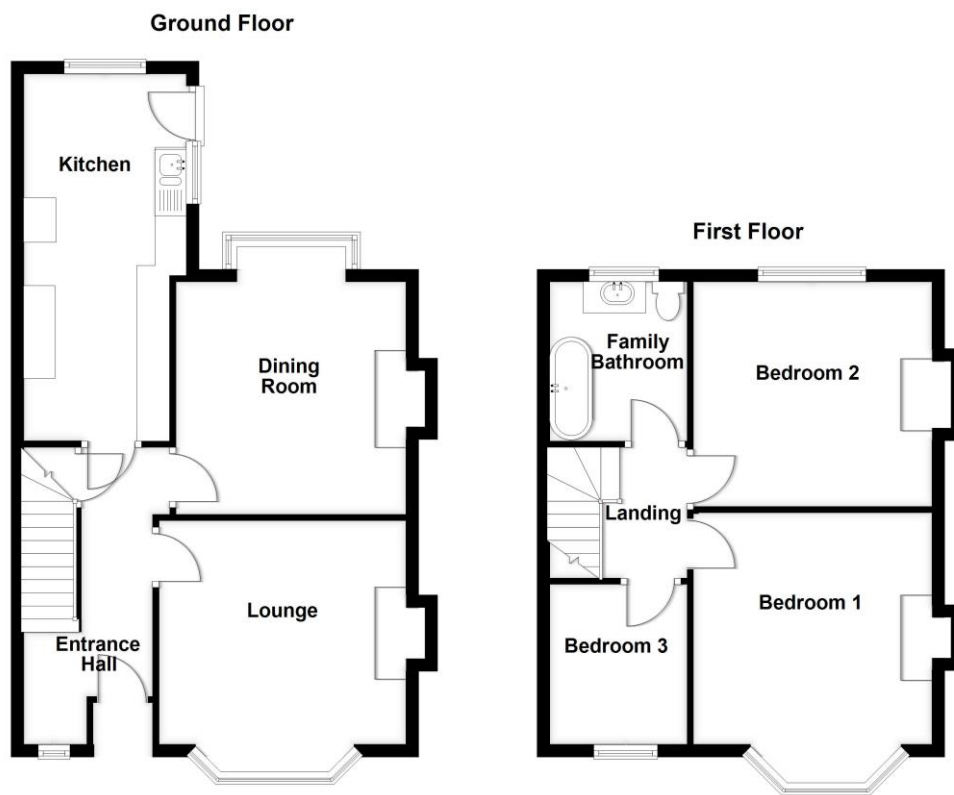
£325,000

Viewing Advised



22 Weston Crescent, Weston Village, Runcorn, Cheshire, WA7 4QJ

WESTON VILLAGE LOCATION - EXTENDED PERIOD STYLE HOME - WELL PROPORTIONED THROUGHOUT This mature, bay fronted semi detached home offers a practical family layout with generous reception rooms and an extended kitchen. Seldom does the opportunity to purchase this design of semi detached home arise and we proudly welcome it to the market. Weston Village still retains a community feel and benefits from having primary schooling, village shop and pubs all just minutes way by foot whilst Heath Park, Runcorn Hill and The Heath Secondary School just a short walk away. The accommodation briefly consists of a recessed entrance with beautiful glazed tile relief which opens into a bright welcoming entrance hallway with original stained glass window, a generous lounge with large bay window, dining room and extended kitchen to the ground floor whilst the first floor has two great sized double bedroom's with original fire places, a further single bedroom and an updated modern yet period style bathroom. To the outside, a paved driveway provides off road parking and leads to a detached garage at the rear. The rear garden is the perfect place to relax, the current owner has recently repaved the patio area and installed a timber pergola whilst the mature planted borders around the lawn provide a fair degree of privacy from neighbouring properties. A property which is perfect for those who seek a spacious period style home within a highly regarded and convenient area of Runcorn.



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. 10/05/2025 10:24:09 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Recessed entrance with half height glazed tiling and original tiled floor, composite double glazed front door opens to a welcoming hallway, fitted picture rail, coved ceiling, original stained glass window to front elevation, meters and services cupboard, built in under stairs storage cupboard.

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Lounge 13' 11 into bay window" x 13' 2" (4.24m x 4.01m)

PVC double glazed bay window to front elevation, wood effect laminate flooring, fitted picture rail, coved ceiling, three double power points, double panel radiator, Period style living flame coal effect gas fire.



Dining Room 12' 3" x 12' 2" (3.73m x 3.71m)

PVC double glazed bay window to rear elevation, fitted picture rail, coved ceiling, double panel radiator, wood effect laminate flooring, three double power points, Period style fireplace.



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Extended Kitchen 19' 5" x 8' 6 maximum" (5.91m x 2.59m)

Having fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine and dishwasher, electric cooker point, fitted filter hood, fitted mini ceiling down lighters, tile effect flooring, single panel radiator, five double, one single power points, wall mounted combination gas central heating boiler, PVC double glazed window to rear elevation and PVC double glazed window and entrance door to side elevation.



First Floor Landing

Stairs from entrance hall to first floor landing, access to loft with pulldown ladder, one single power point.

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Bedroom One Front 13' 0" x 14' 0 into bay window" (3.96m x 4.26m)

PVC double glazed bay window to front elevation, double panel radiator, fitted picture rail, three double, one single power points, original cast iron fireplace.



Bedroom Two Rear 13' 0" x 12' 2" (3.96m x 3.71m)

PVC double glazed window to rear elevation, fitted picture rail, single panel radiator, two double power points, original cast iron fireplace.

Bedroom Three Front 8' 4" x 7' 2" (2.54m x 2.18m)

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



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Bathroom

An updated room having a period style contemporary suite with semi free standing bath, mixer tap and shower with waterfall style shower head and additional shower wand, fitted glass shower screen, circular wash hand basin with mixer tap and vanity storage beneath, low level WC, splash back tiling, fitted mini ceiling down lighters, fitted extractor fan, contemporary style heated towel rail, tiled floor, PVC double glazed window to rear elevation.

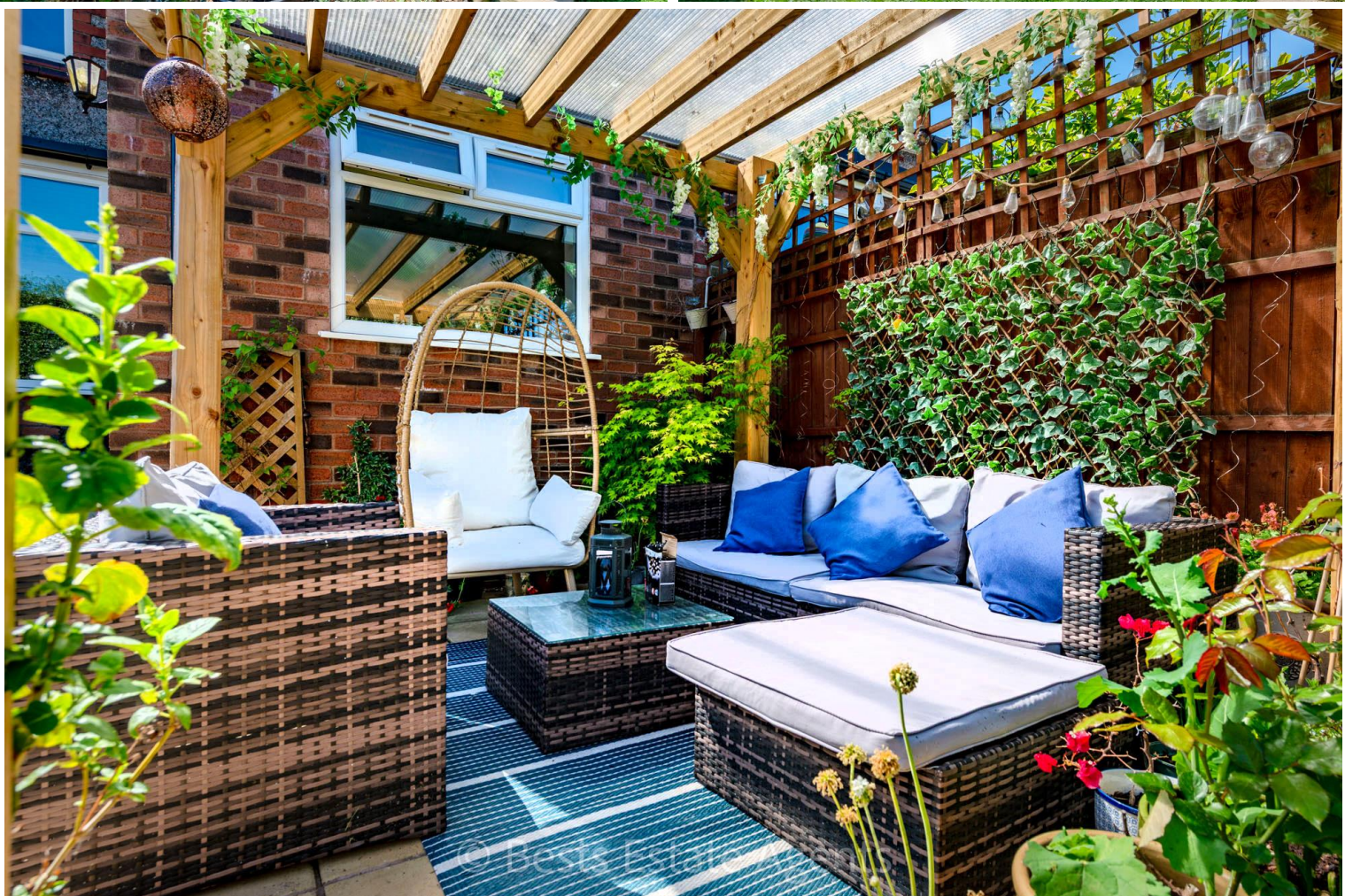


Externally

Property is fronted by a small lawn garden and paved driveway leading to a detached garage to the rear, mature perimeter hedgerow screens the property and provides a degree of privacy. Whilst, to the rear there is a very reasonable size fully enclosed mature garden with paved patio with timber pergola creating a beautiful seating area, a reasonable size laid lawn, mature perimeter hedgerows surround the garden and create a fair degree of privacy.



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Useful information about this property:

- WESTON VILLAGE LOCATION
- BEAUTIFUL PERIOD STYLE HOME
- GREAT REAR GARDEN
- FREEHOLD TENURE
- MODERN BATHROOM
- CLOSE TO SCHOOLING
- EXTENDED KITCHEN
- COUNCIL TAX BAND: B

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.