

bp5589



24 Weston Road
Weston
Runcorn
WA7 4JY
2 Bed Semi Detached House

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£300,000

Viewing Advised



24 Weston Road, Runcorn, Cheshire, WA7 4JY

* WESTON LOCATION - FORMER THREE BEDROOM - UPDATED AND IMPROVED - BEAUTIFUL GARDEN* This former THREE bedroom semi detached home occupies a beautiful position along the sought after Weston Road area of Runcorn, surrounded by mature greenery and having scenic walks close by. If you are looking for a property which steps away from the norm then internal viewing is highly recommended. The current owners have spent recent years updating and improving this charming mature home which now has a modern finish whilst still retaining that period charm which only these properties can offer. Upon entering, a cosy hallway gives access to the updated kitchen which has a WC off, a spacious dining room flows in to the lounge which has a log burning stove and large bay window with views across the mature trees to the front. Ascending to first floor level, two excellent sized bedrooms can be found along with the impressive updated bathroom, a room flooded with light thanks to the 'Velux' sky light in the semi vaulted ceiling. A contemporary style four piece suite with large walk in shower has recently been fitted plus there is a useful utility area with plumbing and ample storage. The lower ground floor is accessed via the entrance hallway and has an additional reception room which could be arranged for multiple uses and also has direct access to the impressive landscaped garden which makes the most of the west facing aspect. Featuring a tiered design, the upper paved patio is separated by a sunken pond with access 'bridge' to the centre section which has mature planted borders, whilst a gravel path leads to the lower garden where a further patio and timber summer house can be found. 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. 20/05/2025 12:07:25 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hallway, original coved ceiling, tiled floor, double panel radiator, PVC double glazed Sash window, one double power point, stairs to lower ground floor.

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Lounge 14' 3 into bay window" x 12' 0" (4.34m x 3.65m)

PVC double glazed Sash windows to front elevation, coved ceiling, tall contemporary style radiator, exposed sanded and stained floorboards, five double power points, log burning stove with ornate reclaimed fire surround and stone hearth with tiled relief.





Dining Area 13' 0" x 9' 10"
(3.96m x 2.99m)

Double panel radiator, PVC double glazed Sash window, four double power points, coved ceiling, exposed sanded and varnished floorboards.



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Kitchen 15' 4" x 7' 4" (4.67m x 2.23m)

A recently updated room having a quality finish with fitted base and wall units with butcher's block style working surfaces, inset single drainer sink with mixer tap over, inset five burner induction hob and highline electric double oven, extractor fan, integrated dishwasher, space for American style fridge freezer, tiled floor, double panel radiator, fitted mini ceiling downlighters, large PVC bay window to side elevation, four double, one single power points.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over, splash back tiling, PVC double glazed window to rear elevation, tiled floor, built in larger cupboard, one double power point, fitted mini ceiling down lighters.



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Lower Ground Floor Basement 14' 2 into entrance bay x 11' 11" (4.31m x 3.63m)

Stairs from entrance hallway to lower ground floor basement, wood effect laminate flooring, fitted mini ceiling down lighters, seven double power points, Ethernet network connections, PVC double glazed windows and entrance door to garden.

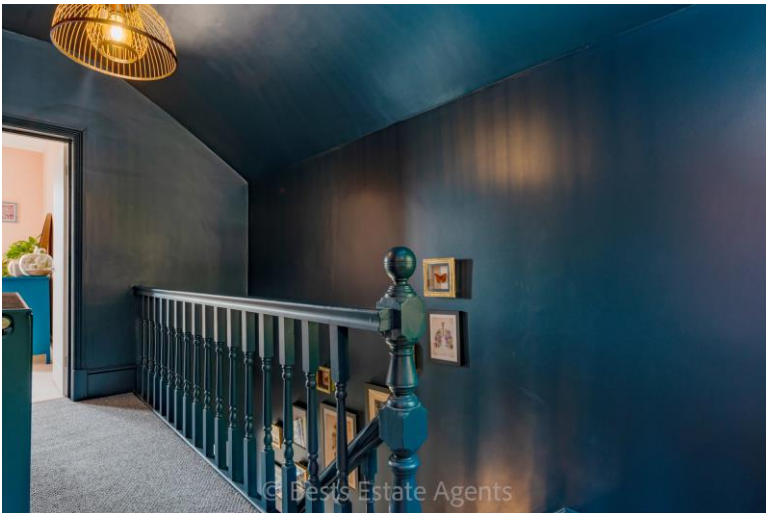


First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed Sash window, one double power point, double panel radiator.

Bedroom One 11' 1" x 9' 11" (3.38m x 3.02m)

PVC double glazed Sash window, contemporary style radiator, four double power points, extensive built in bedroom furniture.



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Bedroom Two 12' 0" x 11' 11" (3.65m x 3.63m)

Two PVC double glazed Sash windows, contemporary style radiator, five double power points, network connection ports.



Bathroom

An impressive recently updated room with a quality contemporary finish having low level WC, oversized wash hand basin with mixer tap over, semi free standing bath with mixer tap and shower attachment, over sized fully tiled walk in shower enclosure with mixer shower, waterfall style shower head and additional shower wand, semi vaulted ceiling with remote controlled electronic Velux rooflight, PVC double glazed Sash windows to side elevation, attractive splash back tiling, large heated towel rail.

Utility Area

Having fitted base and wall units with wash hand sink with mixer tap over, plumbing and drainage for automatic washing machine, extensive storage, recently installed wall mounted combination gas central heating boiler, three double power points.



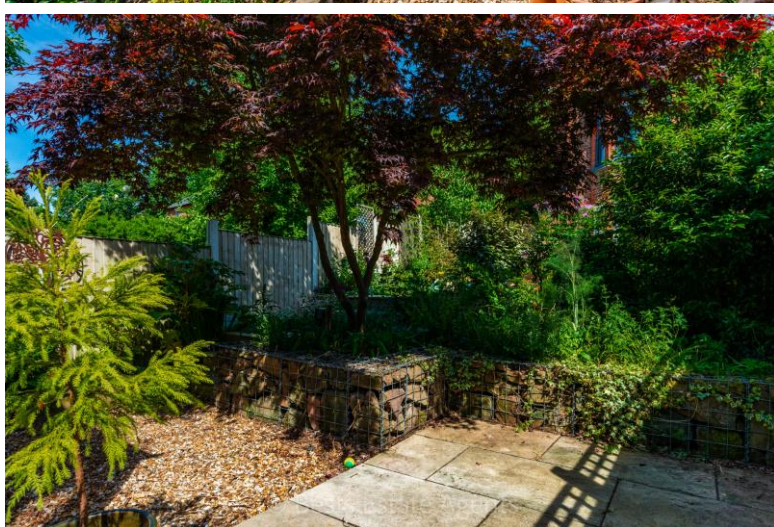
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Externally

To the front of the property there is a recently landscaped split level garden having extensive paved patio to the top tier split by a sunken pond. The lower sections are approached over a timber bridge stepping down into a very well stocked lower wild garden section, a gravelled path leads to the final lower section where there is a further paved patio and useful timber summer house. There is also external water and power supplies to each level, all of which enjoys a south westerly aspect. To the rear of the property is the main access point with gate opening from Weston Road down through a stepped, tiered low maintenance garden with multiple paved patio areas also having external power and water supply.



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Further Information

As a part of the current owners refurbishment the lead water supply has been replaced and the electrical feed to the property has recently been updated to a Tri-phase supply to support electric car charging.

Useful information about this property:

- FORMER THREE BEDROOM
- UPDATED AND IMPROVED
- TRADITIONAL CHARM WITH MODERN FEATURES
- BEAUTIFUL GARDEN
- IMPRESSIVE BATHROOM
- ARRANGED OVER THREE FLOORS
- FREEHOLD TENURE
- COUNCIL TAX BAND: C

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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.