

bp5710



47 The Tithings
Runcorn
WA7 2DT
3 Bed End Terrace House with
Detached Garage

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

www.bests.co.uk

£130,000

Viewing Advised



47 The Tithings, Halton Brook, Runcorn, Cheshire, WA7 2DT

Larger Than Average Corner Plot - Chain Free - Detached Garage This three bedroom end terrace home has been proudly occupied since new by its previous owner and stands in a superb corner position giving a much larger than average plot than most properties within this popular residential development. Being perfectly suited to those with growing families thanks to a spacious layout which benefits from having a ground floor WC, great size bedrooms, the master of which could be divided to provide an additional bedroom with minimal expenditure. Outside, the property has an enclosed front garden with open views across green space whilst the rear garden is much larger than the average in the area and has direct access to the rear of the property where there is a detached single garage. This home is also close to primary and secondary schooling, everyday amenities and has quick and easy access to the Mersey Gateway. A home brimming with potential and is ready for its next chapter, why not take a closer look 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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 18/05/2026 09:59:40 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Double glazed front door opens to hallway, one single power point, single panel radiator, built in storage cupboard with meters and services.

Lounge 17' 10" x 10' 10" (5.43m x 3.30m)

Two double panel radiators, PVC double glazed windows to front and rear elevations, one double, two single power points.





Kitchen/ Dining Room 17' 11" x 8' 6" (5.46m x 2.59m)

Having fitted base and wall units comprising of one and a half bowl single drainer stainless steel sink with high neck mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, splash back tiling, wood effect flooring, PVC double glazed windows to front and rear elevations, one double and one single panel radiators, three double power points.





Rear Entrance Hall

Having useful built in under stairs storage cupboard, single panel radiator, wood effect flooring, PVC double glazed entrance door to rear elevation.

Ground Floor Cloaks

Having low level WC, wash hand basin, PVC double glazed window to rear elevation.

First Floor Landing

Stairs from entrance hall to first floor landing, two built in storage cupboards.

Bedroom One Front 14' 3" x 8' 10" (4.34m x 2.69m)

Two PVC double glazed windows to front elevation, double panel radiator, two built in storage cupboards, two single power points.

Bedroom Two Front 11' 9" x 9' 1" (3.58m x 2.77m)

PVC double glazed window to front elevation, double panel radiator, access to loft, built in storage cupboard, two single power points.



Bedroom Three Rear 10' 11" x 5' 11" (3.32m x 1.80m)

PVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, one single power point.

Bathroom

Fully tiled walls, panel bath with electric shower over, pedestal wash hand basin, single panel radiator, PVC double glazed window to rear elevation.

Separate Toilet

Low level WC, PVC double glazed window to rear elevation.



Externally

Property stands in a prime corner plot being fronted by a lawn garden with views over a open green space with children's park. Whilst to the rear, there is a larger than average mature garden with laid lawns, separate rear access leading to a detached single garage with metal up and over door.





Useful information about this property:

- Chain Free
- Superb Corner Position
- Freehold Tenure
- Close To Primary And Secondary Schooling
- Detached Garage
- Ground Floor WC
- Perfect Family Home
- 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.