

bp5358



15 Montpelier Avenue  
Weston Village  
Runcorn  
WA7 4QN  
2/3 Bed Detached Bungalow

Offers Over £270,000

Independent Family Owned Estate Agents  
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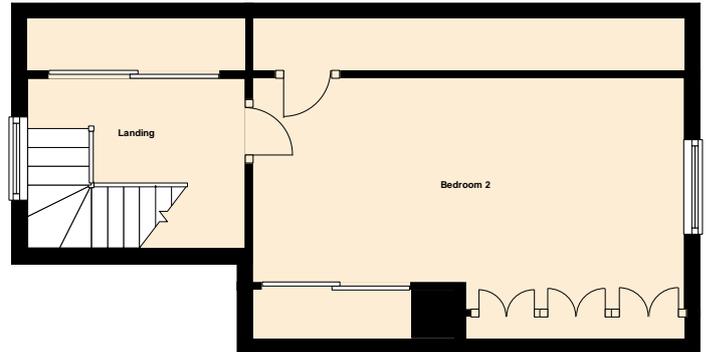
## 15 Montpelier Avenue, Weston, Runcorn, Cheshire, WA7 4QN

\*TWO/THREE BEDROOM DETACHED BUNGALOW IN WESTON VILLAGE\* Bests are delighted to offer this truly superb deceptively spacious detached bungalow on the open market, which really should be viewed to be fully appreciated. The property offers two double bedrooms plus the option of a third bedroom which is currently arranged as a dining room. The present owners have extensively updated the property over the years to exemplary standards both internally & externally which will impress the most discerning purchaser, the most recent addition being a stunning high gloss kitchen with integrated appliances. The property not only offers extremely well appointed and presented accommodation but stands in a generous plot with meticulously maintained well established front & rear gardens. A longer than average detached garage which accommodates two cars is fronted by paved driveway providing off road parking. Recently updated combination gas heating with long warranty remaining, PVC double glazing, impressive kitchen and a fully tiled bathroom with separate shower cubicle are also on offer. Viewing of this exceptional bungalow is advised.

Ground Floor



First Floor



**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. 30/10/2023 17:09:19 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance

Additional double glazed storm porch, ceramic tiled floor, attractive UPVC double glazed front door opens to a central and welcoming hallway with all main rooms off, wood effect laminate flooring, fitted ceiling down-lighters, single panel radiator, further double panel radiator, storage cupboard with plumbing and drainage for automatic washing machine, under stairs storage.

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**Lounge 15' 10" x 10' 10" (4.82m x 3.30m)**

Feature fire surround housing a coal effect living flame gas fire, deep coved ceiling, PVC double glazed bow window to front elevation, one double panelled radiator, wood effect laminate flooring, two double power points.



**Dining Room/ Third Bedroom 9' 1" x 9' 1" (2.77m x 2.77m)**

Wood effect laminate flooring, deep coved ceiling, double panelled radiator, walk-in cupboard housing a wall mounted combination gas central heating boiler, PVC double glazed French door to rear elevation, one double power point.



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**Kitchen 9' 10" x 9' 4" (2.99m x 2.84m)**

Having recently installed modern fitted base and wall units with a high gloss finish, Quartz work surfaces comprising of four ring induction hob with filter hood above, one and a half bowl single drainer porcelain style sink with high neck mixer tap over, integrated high line electric double oven with microwave, integrated fridge freezer and dishwasher, wood effect laminate flooring, PVC double glazed French doors to rear elevation and PVC double glazed window to side elevation, three double power points, tall contemporary style single panel radiator, fitted mini ceiling down lighters.



**Bedroom One Ground Floor Front 10' 0" x 12' 1" (3.05m x 3.68m)**

Wood effect laminate flooring, double panel radiator, deep coved ceiling with mini ceiling down-lighters, PVC double glazed bow window to front elevation, two double power points, free standing wardrobes.



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## Bathroom

A most impressive fully tiled room having an updated suite, comprising panelled bath, pedestal wash hand basin, low level WC, separate fully tiled walk in shower enclosure, heated towel rail, PVC double glazed window to rear elevation, wood effect laminate flooring, fitted mini ceiling down-lighters.



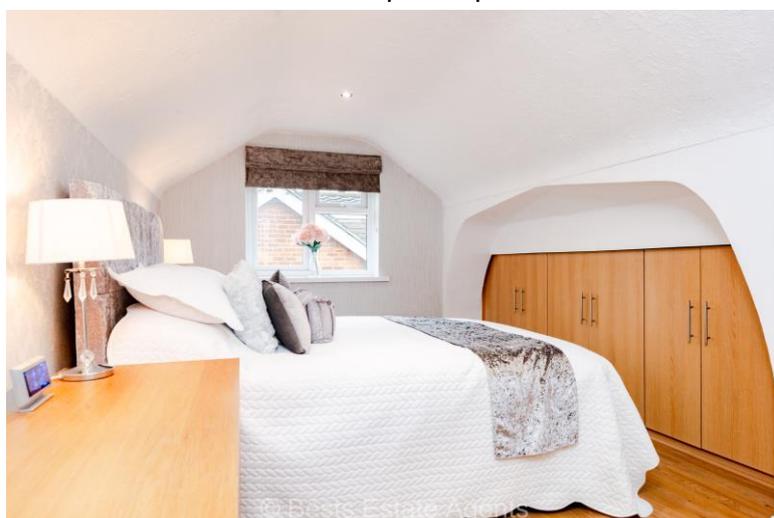
## Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, built in storage cupboards.



## Bedroom Two 17' 7" x 8' 5" (5.36m x 2.56m)

Having a range of built in bedroom furniture providing ample storage, wood effect laminate flooring, double panelled radiator, PVC double glazed window to side elevation, three double power points.



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## Externally

The property occupies a prominent position standing in a good sized plot fronted by manicured lawned garden with stocked borders, double wrought iron gates open to a block paved drive which provides off road parking for several cars and leads through to the rear of the property to a long detached brick built garage with electric door, power and light. To the rear there is a splendid particularly well maintained garden and paved patio area, all of which is enclosed and not directly overlooked, the main focus being a feature ornamental pond.



### Useful Information About This Property:

- WESTON VILLAGE LOCATION
- BEAUTIFULLY PRESENTED HOME
- UPDATED BOILER WITH LONG WARRANTY
- DETACHED GARAGE
- NOT OVERLOOKED TO REAR
- TWO/THREE BEDROOMS
- STUNNING UPDATED KITCHEN
- Council Tax Band: C

### 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.

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