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71 The Tithings  
Runcorn  
WA7 2DT  
3 Bedroom End Terrace

Offers in Excess of  
**£110,000**

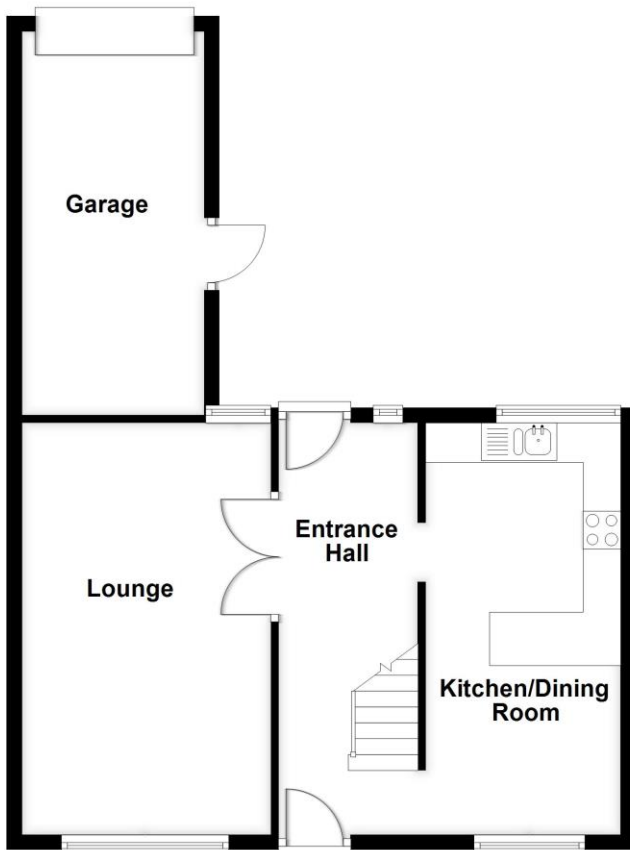
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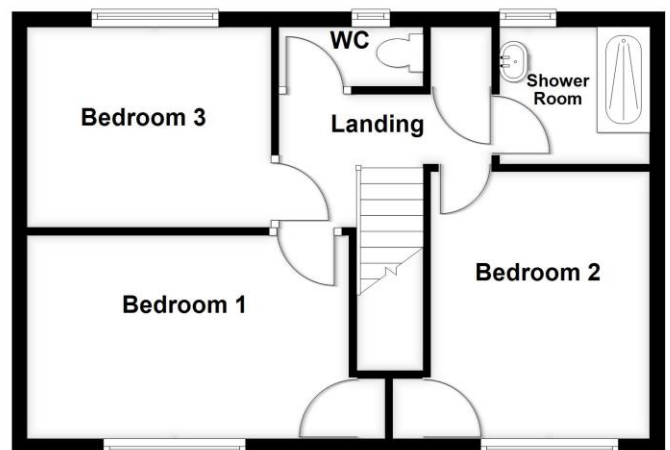
## 71 The Tithings, Halton Brook, Runcorn, Cheshire, WA7 2DT

**\*CHAIN FREE - GARAGE TO REAR - WELL PROPORTIONED FAMILY HOME\*** if you're looking for a home which provides ample space and superb value for money then this end terrace three bedroom home really should be viewed. Centrally located within town with amenities and schooling for all ages close by makes this generously proportioned property perfect for first or second time buyer's and investors alike. Having a great size kitchen dining room and lounge, both with dual aspects to the ground floor whilst at first floor level there are three excellent sized bedrooms and a shower room with separate WC. Representing excellent value for money and offering scope for any buyer to apply their own stamp, why not arrange a viewing today to see the potential that this property has to offer. EPC:TBC

**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. 06/08/2025 10:26:11 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Hallway**

PVC double glazed front door opens to open plan central hallway, tiled floor, single power point, single panel radiator, PVC double glazed window and entrance door to rear elevation.

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

PVC double glazed windows to front and rear elevations, double panel radiator, tile effect flooring, two single power points.

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### **Kitchen/ Dining Room 17' 11" x 8' 10" (5.46m x 2.69m)**

Having a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with filter hood above, electric oven, integrated fridge and freezer, plumbing and drainage for automatic washing machine, PVC double glazed windows to front and rear elevations, tiled floor, double panel radiator, three double, one single power points.



### **First Floor Landing**

Stairs from entrance hall to first floor landing, coved ceiling, built in storage cupboard housing wall mounted combination gas central heating boiler.

### **Bedroom One Front 14' 1 into fitted wardrobes" x 8' 9" (4.29m x 2.66m)**

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, extensive built in bedroom furniture, built in storage cupboard, one double power point.



### **Bedroom Two Front 11' 10" x 9' 0" (3.60m x 2.74m)**

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

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### Bedroom Three Rear 10' 10" x 8' 10" (3.30m x 2.69m)

PVC double glazed window to rear elevation, single panel radiator, two single power points, coved ceiling.



### Shower Room

A fully tiled room with over sized walk in shower enclosure with wall mounted electric shower, pedestal wash hand basin, PVC double glazed window to rear elevation, single panel radiator, tiled floor.

### Separate WC

Fully tiled walls, low level WC, tiled floor, PVC double glazed window to rear elevation.

### Externally

Property stands within a somewhat secluded position being fronted by a low maintenance gravelled frontage whilst to the rear there is a fully paved, fully enclosed garden with aluminium shed, separate rear access, there is also an attached single garage to the rear of the property which has metal up and over door and separate side access.



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#### Useful information about this property:

- WELL PROPORTIONED FAMILY HOME
- NO CHAIN DELAY
- FREEHOLD TENURE
- IDEAL FIRST BUY
- GARAGE TO REAR
- POPULAR AREA
- THREE GREAT SIZE BEDROOMS
- 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.

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