



**Iona Crescent
Widnes
Cheshire
WA8**

Offers In Excess Of £410,000

bettermove

Iona Crescent

Widnes

Bettermove are proud to present this 4 bedroom detached house in Widnes.

This property benefits from double glazing, solar panels, wood burner, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is E.

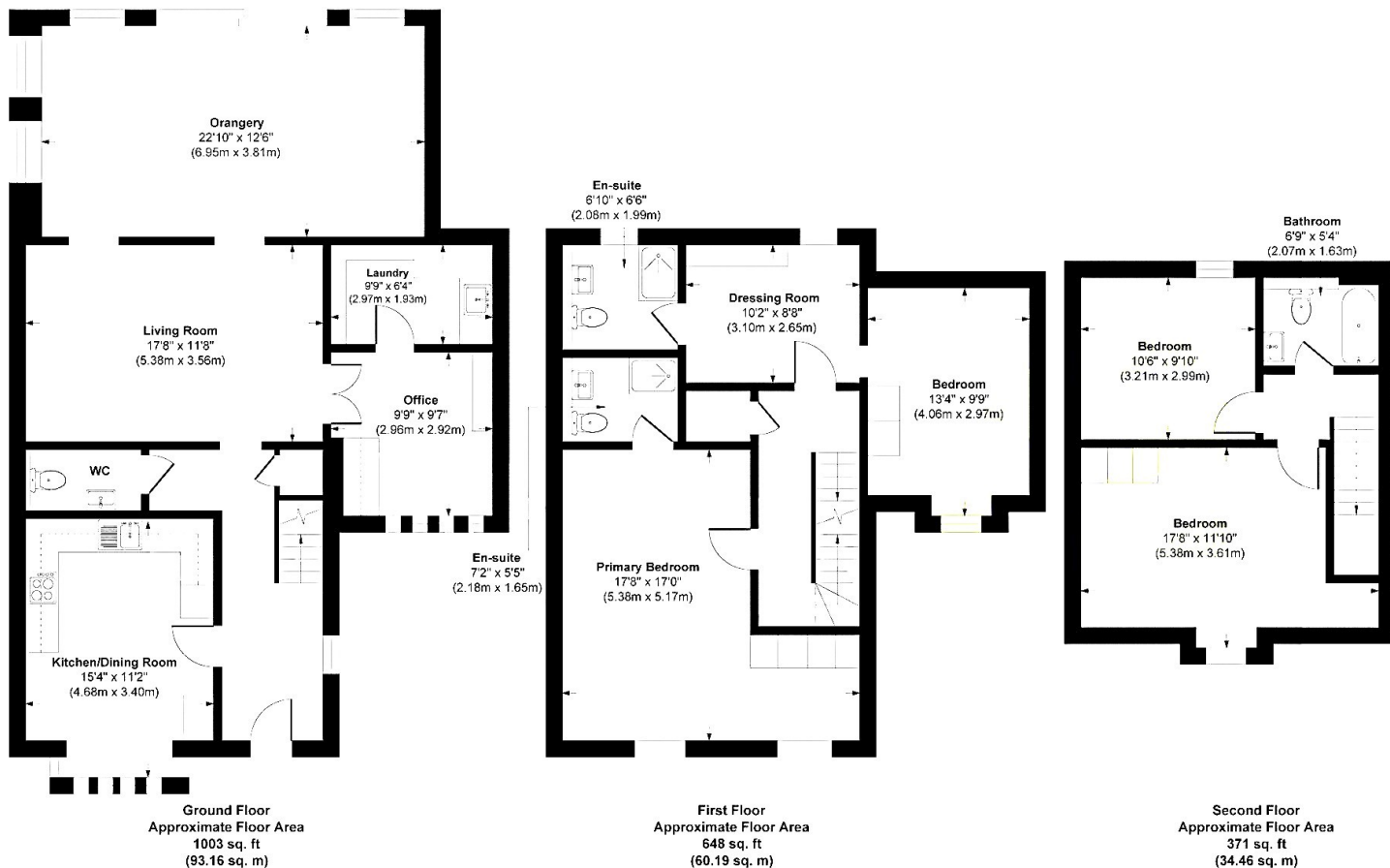
This is a leasehold property with 982 years remaining on the lease.

This beautifully presented home offers spacious and versatile living across three floors. The ground floor features a spacious living room, dedicated office, convenient laundry room, modern fitted kitchen/diner, guest WC, and a charming conservatory that opens onto the garden. On the first floor, you'll find two generous double bedrooms, as well as a dressing room and shower room, with the principal bedroom benefitting from its own private en-suite. The second floor provides two additional bedrooms and a contemporary family bathroom. Outside, the property boasts a private rear garden with both lawn and decking areas, perfect for relaxing or entertaining during the summer months. A separate outbuilding offers additional storage.

Located in the popular town of Widnes, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Widnes Train Station (1.3 miles), a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Approx. Gross Internal Area 2022 sq. ft / 187.81 sq. meters

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk