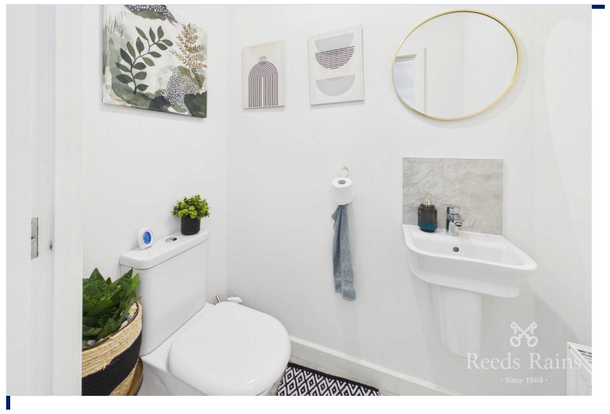
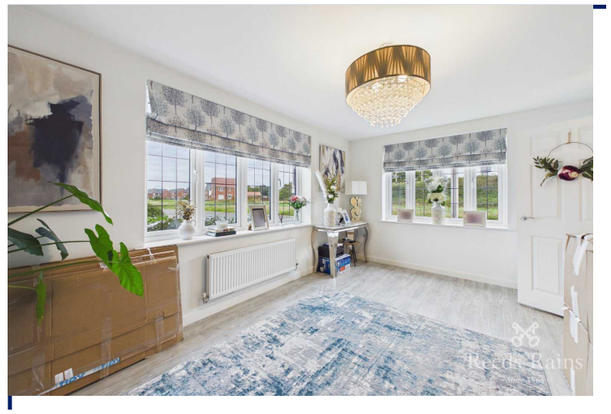
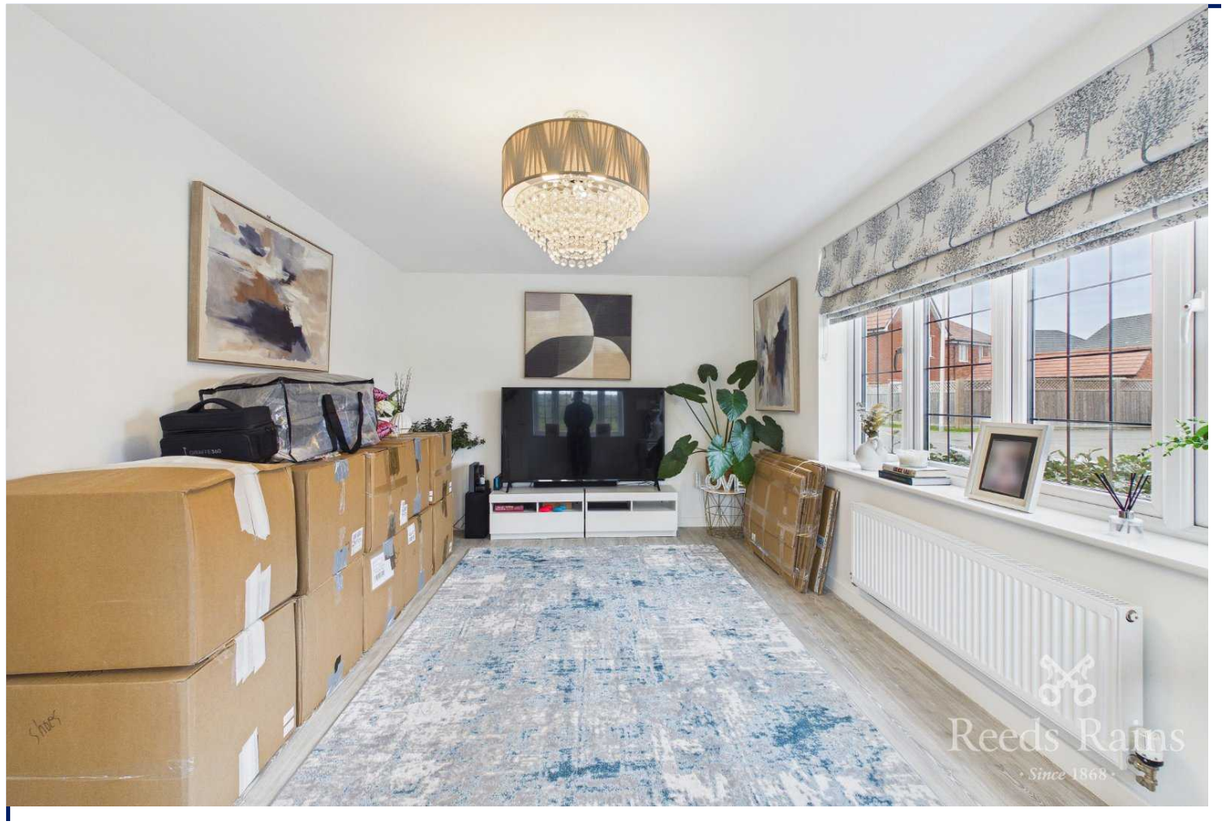
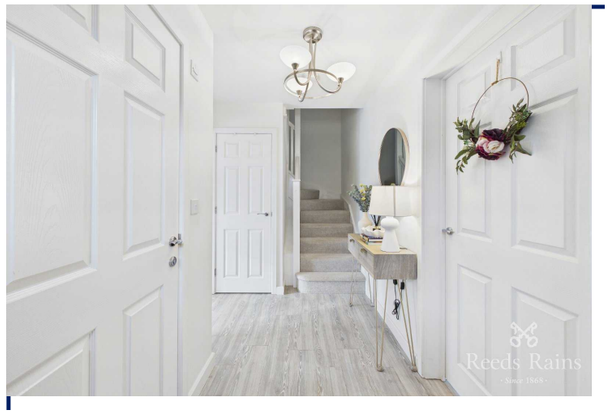
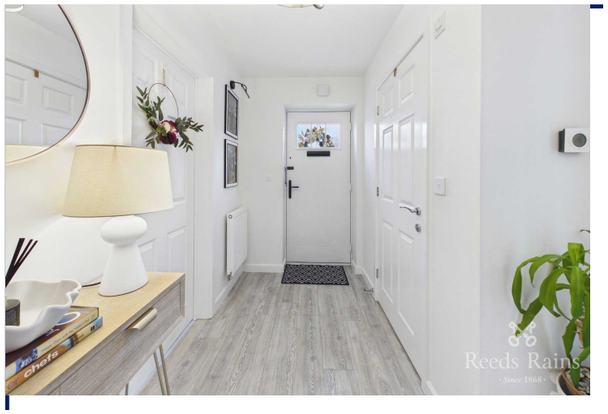




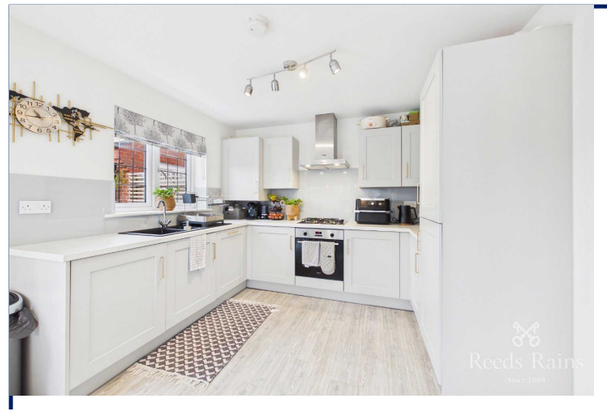












Abbotsley Road, Runcorn,
Cheshire, WA7

Asking Price: £249,995
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Abbotsley Road, Runcorn, Cheshire, WA7
Asking Price: £249,995 Freehold

Council Tax Band: C
EPC Rating: TBC

Beautiful three bedroom Bloor homes semi-detached property is situated on Abbotsley Road Sandymoor, Runcorn. This desirable location offers great transport links through to Warrington or Runcorn but also the M6 and M62 motorway network. Daresbury and Stockton Heath are within a short drive, offering amenities such as shops, leisure facilities, pubs and restaurants.
Built circa 2022 this property boasts a 10 year NHBC warranty and is immaculately presented throughout.
On entry to the...

Lounge
16'1" x 10'8" (4.9m x 3.25m)
High quality wood effect laminate flooring with curtains

Kitchen/diner
10'4" x 16'5" (3.15m x 5m)
High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks
High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

Bedroom
10'5" x 11'7" (3.18m x 3.53m)
Carpet flooring with window to the side elevation, fitted wardrobes and curtains

En-suite
Tile flooring with 2 piece bathroom suite in white, separate showering enclosure and radiator

Bedroom
10'11" x 7'10" (3.33m x 2.4m)
Carpet flooring with window to the side elevation and blind

Bedroom
10'8" x 8' (3.25m x 2.44m)
Carpet flooring with window to the side/front elevation and blind

Bathroom
Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and heated towel rail

External
Beautifully presented and private rear garden, enclosed by panel fencing with laid to lawn and patio area. Parking for 2 vehicles to the front of the property.

Agents Note

Tenure
Freehold

For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk