

T: 0161 830 8833

W: www.portfolioupk.com E: info@portfolioupk.com

rightmove



FOR SALE

EXCLUSIVE



THREE BEDROOM SEMI-DETACHED PROPERTY

RUNCORN – 14 GRANGE PARK AVENUE, WA7 5UU

PRICE – OFFERS OVER £150,000

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT
0161 830 8833

RUNCORN – 14 GRANGE PARK AVENUE, WA7 5UU

LOCATION

We are delighted to offer to the market this pleasant bay-fronted semi-detached property providing surprisingly spacious family accommodation within a popular residential area just-off Picton Avenue.

The property needs modernisation.

ACCOMMODATION

Entrance hall, lounge open to dining area, large kitchen. The first floor offers three well-proportioned bedrooms and a family bathroom.

Gardens front and rear.

Ground Floor Entrance Hall Under stairs storage cupboard. Central heating radiator.

Stairs to first floor. Doors to all ground floor rooms. Lounge 10' 6" x 11' 1" (3.20m x 3.39m) Central heating radiator. UPVC double glazed bay window to front.

Open to: - Dining Room 11' 5" x 11' 5" (3.47m x 3.47m) Central heating radiator. UPVC double glazed doors leading to rear gardens. Kitchen 19' 5" x 9' 7" (5.91m x 2.92m)

First Floor Landing UPVC double glazed window to side. Doors to all rooms. Bedroom One 11' 9" x 10' 0" (3.59m x 3.06m) Central heating radiator.

UPVC double glazed window to front. Bedroom Two 10' 5" x 10' 0" (3.18m x 3.05m) Central heating radiator. UPVC double glazed window to rear.

Bedroom Three 8' 7" x 7' 1" (2.61m x 2.15m) Central heating radiator. UPVC double glazed window to front.

External

Fount and rear garden.

TENURE

Freehold

TENANCY

Vacant

VAT

Not VAT registered

EPC

Certificate and report are available upon request

PROPOSAL

This is an excellent opportunity to make into a family home.

We are seeking offers over £150,000, subject to contract.

VIEWING

Strictly by appointment only.

