



Adams
Your local property experts

Manor Farm Mews, Runcorn, WA7 1NN

Offers In Region Of £300,000

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****THREE BEDROOMS. EXCLUSIVE COURTYARD DEVELOPMENT. LARGE GARDEN. OFF ROAD PARKING AND GARAGE. FREEHOLD TENURE.**** Adams Estate Agents are delighted to present to market this rare opportunity to purchase this well maintained home on the exclusive courtyard development. The family home has been constructed on the site of the original Manor Farm buildings using the re-claimed material and gives for a unique setting. The property itself is a three bedroom mews house and has been very well cared for by its current owners having had a host of updates over recent years including new Magnet kitchen, windows and doors, heating system and cosmetic work throughout. Internal accommodation comprises; spacious entrance hall, lounge, dining room, breakfast kitchen, cloakroom W.C, three bedrooms with the master of which having en-suite facilities and a further family bathroom. Externally, the property boasts a block paved driveway to the front of the property. To the rear of the property there is an access road providing off road parking for several vehicles and a single garage with boarded loft space for storage. There is rear gated access, this gives access to the garden which is enclosed by a brick built wall. Early viewing is absolutely essential to fully appreciate all this property has to offer. EPC Rating TBC. Council Tax Band C. Freehold Tenure.

Ground Floor

Entrance Hall

WC

Lounge - 4.42m x 3.56m (14'6" x 11'8")

Dining Room - 3m x 2.64m (9'10" x 8'8")

Kitchen - 5.61m x 1.91m (18'5" x 6'3")

First Floor

Bedroom 1 - 3.45m x 3.1m (11'4" x 10'2")

En-suite - 2.49m x 1.35m (8'2" x 4'5")





- Three Bedrooms
- End of Mews
- Courtyard Development
- Private Location
- Updated Throughout
- Parking & Garage

