



**Three Bedroom
Semi-Detached Home**



**Beautifully Presented
Open Plan Kitchen**



**Ample Plot
Viewing Advised**

95 Heath Road
Runcorn, WA7 5SZ

**Offers in Excess of
£275,000**

****FULLY REFURBISHED EXTENDED SEMI DETACHED FAMILY HOME, SET IN POPULAR RESIDENTIAL AREA OF OLD RUNCORN. **A truly stunning property benefiting from extensive refurbishment, transforming it into a magnificent home offering practical, well presented living accommodation as well as occupying an excellent position within popular area of Old Runcorn. Transport links, reputable schools and amenities are all within good proximity to this property. Accommodation comprises:- entrance hall, lounge, open plan extended kitchen/living area with bi-folding doors and sky lantern, WC, three bedrooms and a four piece family bathroom. With a high standard finish throughout, this home oozes style and has a real contemporary feel. Externally, the property boasts a larger than average corner plot, with generous sized and private laid to lawn gardens to the front, side and rear. To the side of the property, there is a pebbled driveway providing ample off road parking. We strongly advise further inspection to appreciate everything this property offers.**

Ground Floor

Hallway 10' 6" x 6' 4" (3.20m x 1.93m)

Feature LED strip lighting. Central heating radiator. Stairs to first floor. Door to front.

Lounge 12' 5" x 10' 8" (3.78m x 3.25m)

Feature log burner with tiled hearth. LED strip lighting. Inset fish tank. Central heating radiator. Window to front.



breakfast bar seating area. Inset sink unit. Integrated full length fridge and freezer, oven and hob, washing machine/dryer and coffee machine. Vertical radiator. Window to side. Opening into;



Kitchen Area 17' 1" x 10' 6" (5.20m x 3.20m)

Fitted with a range of high gloss wall and base units with Quartz work surfaces over and feature island and bespoke



www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk



Family Area 16' 7" x 8' 7" (5.05m x 2.61m)

Extended area. Feature media wall. Vertical radiator. Sky lantern. Bi-folding doors to rear. French doors to side.

WC 4' 2" x 2' 5" (1.27m x 0.74m)

Fitted with a 2-piece suite comprising; low level WC and wash hand basin.

First Floor



www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk

Bedroom 1 13' 8" x 10' 8" (4.16m x 3.25m)

Feature LED strip lighting. Central heating radiator. Loft Access. Window to front.



Bedroom 2 12' 2" x 10' 8" (3.71m x 3.25m)

Feature LED strip lighting. Central heating radiator. Window to rear.

Bedroom 3 7' 1" x 6' 8" (2.16m x 2.03m)

Feature LED strip lighting. Central heating radiator. Window to front.



www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk

Bathroom 7' 8" x 7' 3" (2.34m x 2.21m)

Fitted with a bespoke 4-piece suite comprising; freestanding bath, wash hand basin, walk in shower cubicle and WC. Inset TV in wall. Feature LED strip lighting. Tiled walls and flooring. Window to side.



Externally

Externally, the property boasts a larger than average corner plot, with generous sized and private laid to lawn gardens to the front, side and rear. To the side of the property, there is a pebbled driveway providing ample off road parking.



www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk



Viewing

By prior appointment through our Runcorn office on 01928-574401.



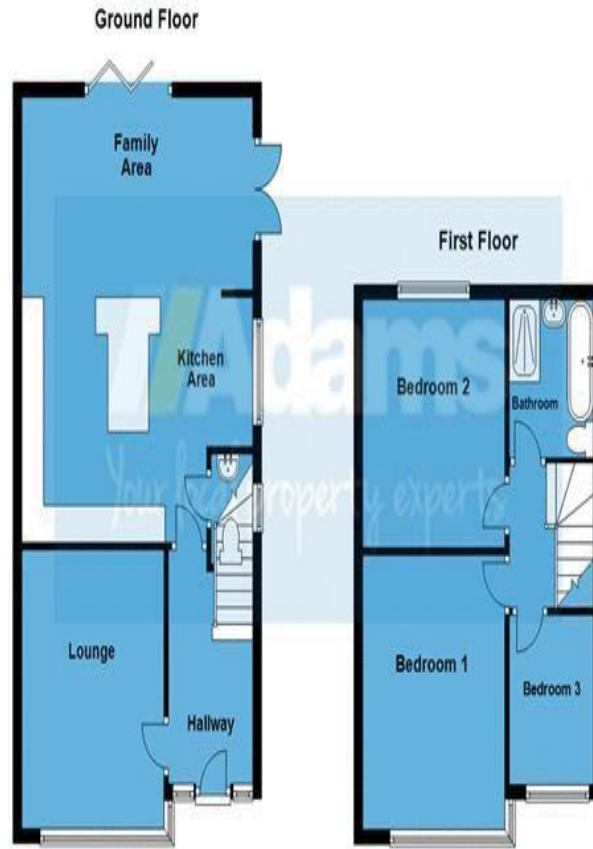
www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk



www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
 VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn
 54 High Street, Runcorn, WA7 1AW
 T: 01928 574401
 E: runcorn@adamsea.co.uk

Stockton Heath
 12-14 Walton Road, Stockton Heath, WA4 6NL
 T: 01925 398343
 E: s.heath@adamsea.co.uk

Widnes
 53-55 Albert Road, Widnes, WA8 6JS
 T: 0151 420 4055
 E: widnes@adamsea.co.uk



www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk