



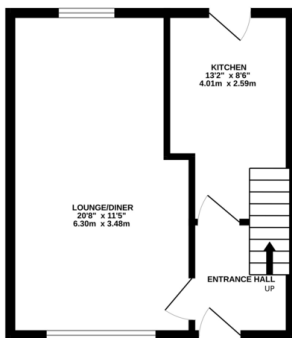
## FOR SALE

3 Bed Town House in Runcorn Road, Eyres Monsell, LE2 9FS  
£190,000

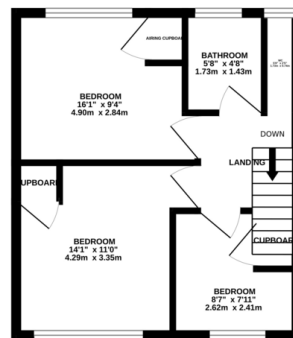
\*\*\* No Chain \*\*\* If you are looking for a do-er upper as either your first home or as an investment then this could be the one for you! Really well sized mid town house for sale in Eyres Monsell. The accommodation comprises entrance hall, lounge diner, kitchen, three bedrooms, bathroom, w.c., rear garden with workshop and off road parking.



GROUND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
		57	72

- No Chain
- Mid Town House
- Work Required
- Three Bedrooms
- Good Size Throughout
- Off Road Parking
- Workshop
- Ideal First Time Buy

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

