



All enquiries Ref: Kristian Georgiou

- **Freehold two floor semi-detached house**
- **Bay fronted with driveway**
- **Full vacant possession upon completion**

Location:

The property is situated on Grange Park Avenue. Public transport links include Runcorn Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include Junction 12 of the M56 motorway which links to Junction 20A of the M6 motorway. Shopping amenities can be found locally within Runcorn with extensive range of shops, bars and restaurants being found in Liverpool City Centre to the west. Recreational pursuits include Runcorn Golf Club and Heath Park and Phoenix Park.

Accommodation:

First floor: Three bedrooms, bathroom/WC
Ground floor: Reception room, dining room, kitchen
Outside: Front driveway and rear garden

EPC rating: D

Council Tax Band: B

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

