



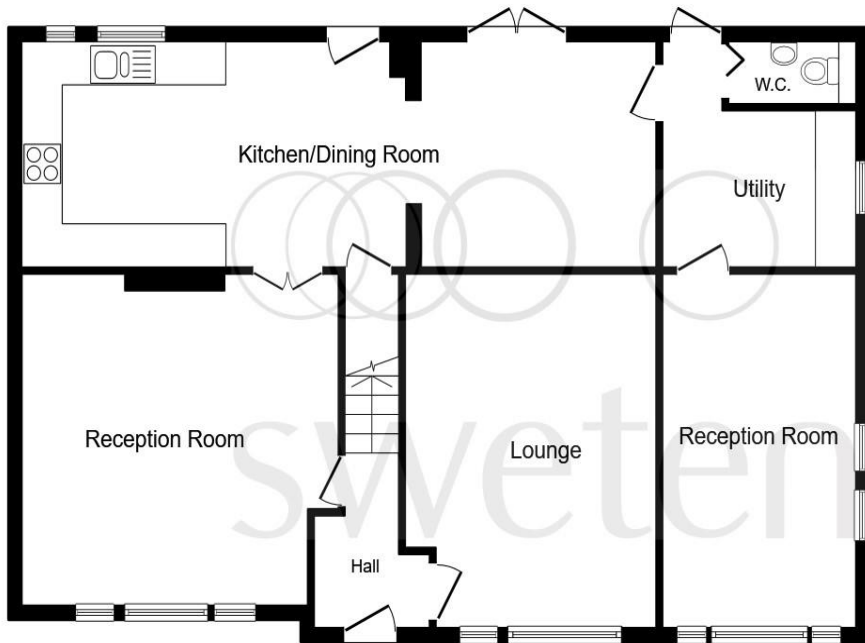
**Gorsewell Lane, Preston Brook, Runcorn WA7 3AP**

## Welcome to

### Gorsewell Lane, Preston Brook, Runcorn

Don't miss this one. Swetemhams are delighted to showcase this superb semi-detached home which by virtue of its scope as well as presentation, simply must be viewed. Three reception rooms, four bedrooms (one en-suite) large varied gardens, ample off road parking. What's not to like?





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance**

**Lounge**

16' 2" x 11' 8" to recess ( 4.93m x 3.56m to recess )

**Sitting Room**

15' 2" x 15' 2" ( 4.62m x 4.62m )

**Kitchen**

18' 3" x 8' 5" ( 5.56m x 2.57m )

**Dining Room**

11' 8" x 10' 3" ( 3.56m x 3.12m )

**Utility**

9' 5" x 7' ( 2.87m x 2.13m )

**Ground Floor W.C.**

**Store**

15' 2" x 9' 5" ( 4.62m x 2.87m )

**On The First Floor,**

**Master Bedroom**

13' 8" x 11' 9" ( 4.17m x 3.58m )

**En-Suite**

11' 7" x 7' to recess ( 3.53m x 2.13m to recess )

**Bedroom Two**

14' x 10' 6" ( 4.27m x 3.20m )

**Bedroom Three,**

10' 3" to recess x 9' 7" ( 3.12m to recess x 2.92m )

**Bedroom Four**

10' x 7' 7" measured over stairwell. ( 3.05m x 2.31m measured over stairwell. )

**Bathroom**

**Outside**

## Welcome to

### Gorsewell Lane, Preston Brook, Runcorn

- Superb Family home.
- Semi-detached design.
- Four Bedroom Accommodation
- En-suite to Master Bedroom
- Three separate reception rooms.

Tenure: Freehold EPC Rating: Awaited

offers over

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FRM108808 - 0003

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