





Welcome to

Mariston Place, Runcorn

Swetenhams is delighted of offer this semi detached three bedroom home which is bursting with potential. Most notable however is the location, being situated on a generously sized plot and situated at the head of this residential cul de sac.













Entrance

Front entrance door to Hall Radiator

Lounge

14' 8" x 10' to recess (4.47m x 3.05m to recess) Radiator, window to front arched access to:-

Dining Room

9' x 7' 8" (2.74m x 2.34m) Radiator, window to rear.

Kitchen

 $9' \times 8' \ 4'' \ (2.74m \times 2.54m)$ Range of white wall and base units, stainless steel sink unit, Gas hob electric oven, gas boiler, door to outside.

First Floor Landing

Loft access.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m) Radiator, window to front.

Bedroom Two

10' 10" x 9' 2" (3.30m x 2.79m) Radiator, window to rear.

Bedroom Three

8' 11" x 6' to recess (2.72m x 1.83m to recess) Radiator, window to front, built in cupboard.

Bathroom

White suite, bath with shower over, low flush w.c. wash basin, radiator, window to rear.

Outside

Front forecourt parking, pedestrian gate to rear garden, with metal shed (Note absence of doors)





Welcome to

Marlston Place, Runcorn

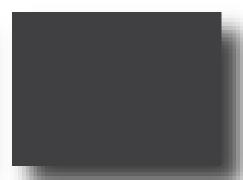
- Semi detached home
- Three Bedroom accommodation
- Much improvement potential
- Council tax band B
- Two Reception rooms

Tenure: Freehold EPC Rating: D

£175,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM108884



Property Ref: FRM108884 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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