



Marlston Place, Runcorn WA7 4YF

Welcome to

Marlston Place, Runcorn

Swetenhams is delighted to 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' x 8' 4" (2.74m x 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)



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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

offers in excess of

£150,000



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Property Ref:
FRM108884 - 0004

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Please note the marker reflects the
postcode not the actual property


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