



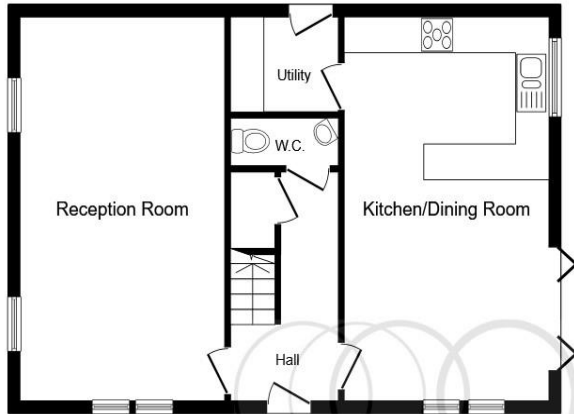
Tannery Croft, Preston Brook, Runcorn WA7 3GL

Welcome to

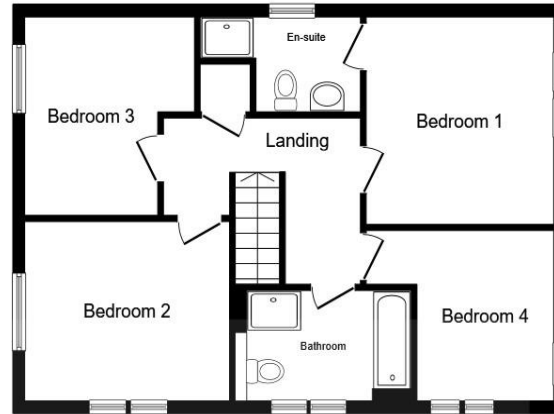
Tannery Croft, Preston Brook, Runcorn

Swetenhams are delighted to offer this exciting addition to the detached home property market. This property must be viewed for the style and scope of accommodation to be fully assessed presentation being of highest order.

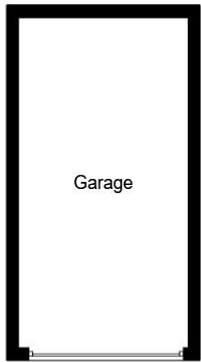




Ground Floor



First Floor



Garage

swetenhams

Lounge
20' 10" x 11' 10" (6.35m x 3.61m)

Kitchen/Dining Room
21' x 12' (6.40m x 3.66m)

Utility

Ground Floor Wc.

On The First Floor

Master Bedroom
11' 4" to back of wardrobe x 11' (3.45m to back of wardrobe x 3.35m)

Ensuite Shower Room

Bedroom Two
12' x 9' 9" (3.66m x 2.97m)

Bedroom Three
10' 11" x 8' 9" (3.33m x 2.67m)

Bedroom Four
9' 2" x 8' 9" (2.79m x 2.67m)

Bathroom

Outside

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

Welcome to

Tannery Croft, Preston Brook, Runcorn

- Detached Family Home
- Four bedroom accommodation
- Council Tax Band E
- Corner plot driveway and garage
- Viewing essential

Tenure: Freehold EPC Rating: B

£300,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM108863



Property Ref:
FRM108863 - 0004

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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