



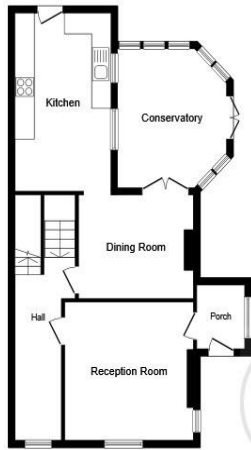
Sandy Lane, Preston Brook, Runcorn WA7 3AW

Welcome to

Sandy Lane, Preston Brook, Runcorn

Swetenhams is delighted to showcase this truly one off period property which must be seen as the ultimate opportunity to acquire that forever family home. It is a perfect blend of the practical on one hand and the eclectic on the other

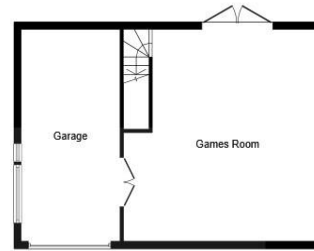




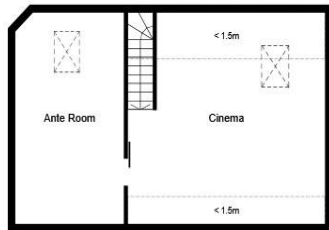
Ground Floor



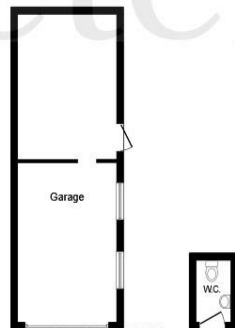
First Floor



Garage Ground Floor



Garage First Floor



Outbuilding

Entrance

Lounge

13' to recess x 12' 10" (3.96m to recess x 3.91m)

Dining Room

11' to recess x 10' (3.35m to recess x 3.05m)

Conservatory

12' 7" to recess x 11' (3.84m to recess x 3.35m)

Kitchen

16' 9" x 9' (5.11m x 2.74m)

On The First Floor

Bedroom One

12' 10" x 11' 8" (3.91m x 3.56m)

Bedroom Two

10' 1" x 9' 10" to back of built on wardrobes (3.07m x 3.00m to back of built on wardrobes)

Rear Landing Leads To:-

Bedroom Three

6' 5" to recess x 6' 6" (1.96m to recess x 1.98m)

Bathroom

9' x 9' 5" (2.74m x 2.87m)

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

Sandy Lane, Preston Brook, Runcorn

- Semi detached home
- Three bedroom accommodation
- Amazing charm and character
- Two reception rooms
- Council Tax Band D

Tenure: Freehold EPC Rating: Awaiting

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/FRM108890](https://www.swetenhams.co.uk/Property/FRM108890)



Property Ref:
FRM108890 - 0004

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swetenhams



01928 732626



frodsham@swetenhams.co.uk



Froda House, 113 Main Street, FRODSHAM,
Cheshire, WA6 7AB



[swetenhams.co.uk](https://www.swetenhams.co.uk)