



Sunny Side, Sandy Lane, Preston Brook, Runcorn WA7 3AW

Welcome to

Sunny Side, Sandy Lane, Preston Brook, Runcorn

Swetenhams is delighted to showcase this true forever home which as will be seen by its layout is completely future proof. It is a property which literally works on a number of levels, on the one hand we have here a genuinely spacious three bedroom home ideal for the family



Entrance

Front entrance door leads to Hall with laminate flooring, radiator and cover, built-in cloaks cupboard.

Dining Room

10' 10" x 10' 7" (3.30m x 3.23m)

Laminate flooring, radiator, French doors provide rear deck access, through open access into:-

Lounge

10' 6" x 11' 10" front bay window (3.20m x 3.61m front bay window)

Laminate flooring, radiator, contemporary style wall mounted electric fire.

Breakfast Kitchen

19' 4" to rear bay x 8' 7" (5.89m to rear bay x 2.62m)

Fitted range of panelled wall and base units with roll edge work surfaces featuring an inset stainless steel one and a half bowl sink unit, electric double oven, space for further slot in cooker with cooker hood situate above. Plumbing for washing machine and dishwasher, radiator, further bay window to dining area at rear. Door to outside.

Ground Floor Bathroom

Presented in white with suite comprising 'P' shaped shower/bath, vanity wash handbasin and low flush WC with concealed cistern. Chrome towel ladder, ceramic tiling to floor on walls, window to rear.

Ground Floor Bedroom Three

10' 6" from front of wardrobes & Bay x 8' 7" (3.20m from front of wardrobes & Bay x 2.62m)

Radiator, mirror wardrobes, laminate flooring.

On The First Floor

Open tread staircase leads from Hall to 1st floor landing with radiator and windows to front.

Bedroom One

15' to reduced headroom x 11' 7" to recess (4.57m to reduced headroom x 3.53m to recess)

Laminate flooring, radiator, windows to front and side.

Bedroom Two

17' 8" to eaves height x 8' 9" (5.38m to eaves height x 2.67m)

Laminate flooring, radiator, window to front.

First Floor Shower Room

With suite comprising shower cubicle vanity wash handbasin, Low flush WC with concealed cistern. Access to under storage area, Towel ladder, wall cladding.

Outside

Paved driveway provides off-road parking as well as access to garage. Front lawn area. Rear garden comprises deck, artificial lawn with further workshop/store, raised planters and circular water feature.



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Welcome to

**Sunny Side, Sandy Lane, Preston Brook,
Runcorn**

- Detached family home
- Three bedroom accommodation
- Two reception rooms
- Ground floor bathroom
- Gardens and garage

Tenure: Freehold EPC Rating: C

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FRM109107 - 0004

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swetenhams



01928 732626



frodsham@swetenhams.co.uk



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



swetenhams.co.uk