

property details **approval form**

13 Wenlock Road, Beechwood, Runcorn, Cheshire, England, WA7 3JB

Date: 09 March 2026

Property Ref and Version: FRM109648 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Swetenhams office: Froda House, 113 Main Street, FRODSHAM, Cheshire, WA6 7AB

T 01928 732626 **E** frodsham@swetenhams.co.uk

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>> price

offers over £220,000

Tenure: Freehold

>> key features

- > Semi detached house.
- > Three bedroom accommodation.
- > Great location.
- > Sizeable Plot.
- > Great potential
- > Extensive front forecourt.
- > South-West Facing Garden
- > EPC Rating: C

>> short description

Superbly located semi detached, features Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Shower Room. Excellent off road parking.

>> long description

A late addition to the property market. Rarely do properties in this premium location come to market, least of all offering such great potential at this price point. There is a real opportunity here for a forever home to be created. Viewing will be essential for the accommodation to be assessed, this briefly comprises:- Hall, Lounge, Dining Room, Fitted Kitchen, Landing, Three Bedrooms and Shower Room. Externally there is a large front forecourt providing ample off road parking, leading via gated side access to rear patio area featuring pergola and timber shed. Excellent road links provide access to the motorway network.

>> directions

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>> **Agent Note**

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>> **room description**

Hall

Lounge

Dining Room

Kitchen

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

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>> property images



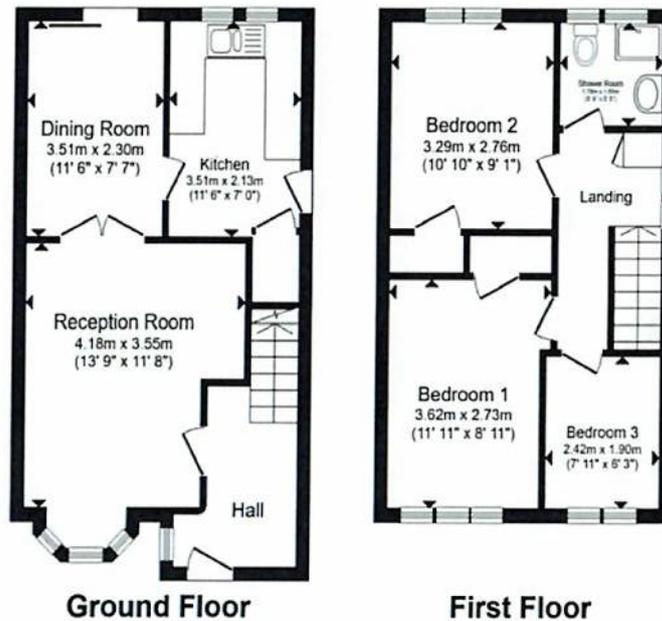
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>> floor plan



Total floor area 74.0 m² (796 sq.ft.) approx

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.propertybox.io

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>> approval

	Signature	Date
Richard Henderson		9/3/26
Mrs J. Macdonald		9.3.26

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