



# Runcorn Rd, Higher Walton WA4

£350,000

3 1 2



Charming three-bedroom semi-detached character cottage set in an idyllic rural position with uninterrupted views over farmland to the front and rear. In need of modernisation throughout, the property offers excellent potential to create a wonderful countryside home.

Accommodation comprises porch, hallway, lounge, separate dining room, kitchen and downstairs shower room. Upstairs are three bedrooms and a separate toilet room.

Outside benefits from a driveway, substantial storage building/workshop and a generous plot of approximately 0.25 acres. A fantastic opportunity for renovation in a superb setting.

### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

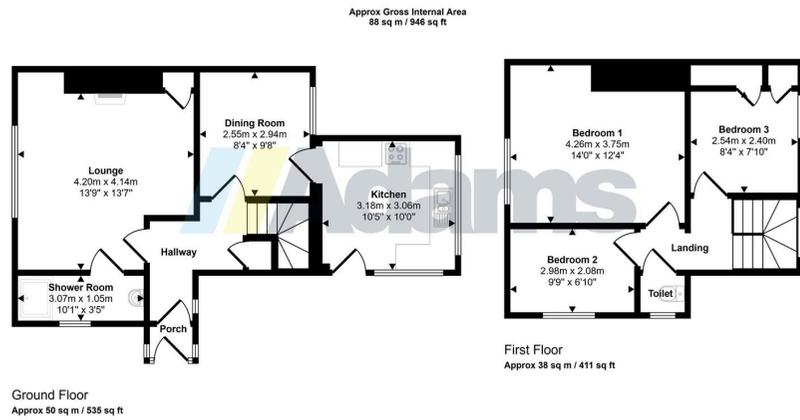
### Agents Notes

Tenure: Freehold

EPC: tbc

Council Tax Band: D





- Three-bedroom semi-detached character cottage
- In need of modernisation
- Stunning uninterrupted farmland views front and rear
- Large storage building and approx. 0.25 acre plot
- Driveway providing off-road parking
- Desirable location

