



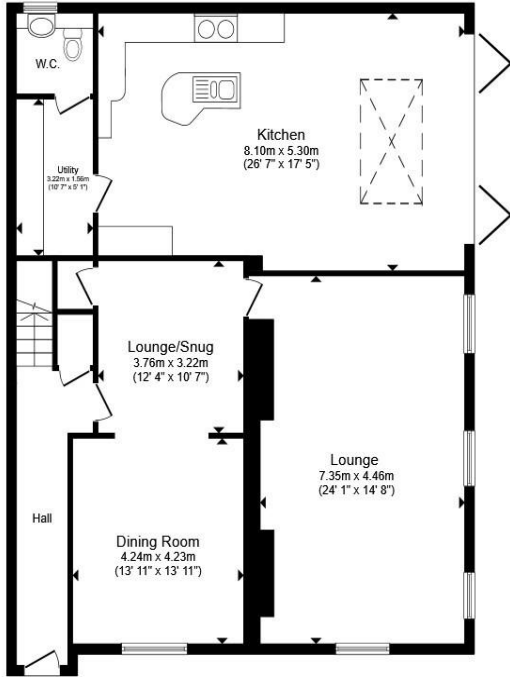
Waterworks Cottage Highlands Road, Runcorn WA7 4PZ

welcome to

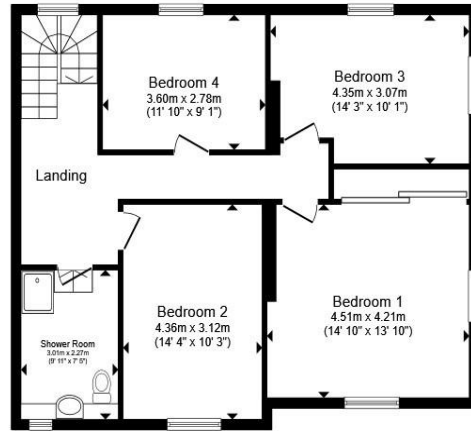
Waterworks Cottage Highlands Road, Runcorn

Swetenhams is delighted to showcase this property which represents a rare opportunity to purchase what must be the ultimate solution for the modern blended family. Aside from its undeniable period charm and character, there is a genuinely amazing amount of practical living space on offer.

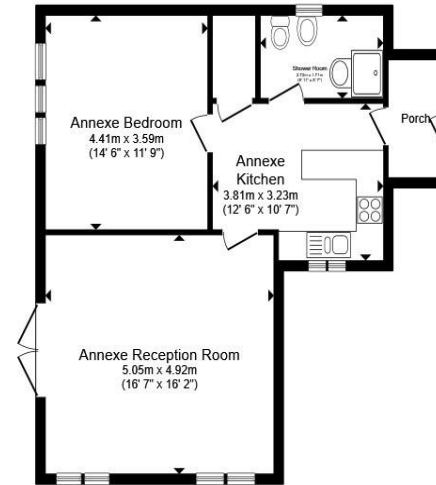




Ground Floor



First Floor



Annexe Building

Main House: -

Kitchen

Bathroom

Annexe: -

Externally: -

Total floor area 272.3 m² (2,931 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

welcome to

Waterworks Cottage Highlands Road, Runcorn

- Semi detached family home
- Four bedroom accommodation (with exposed brickwork in bedrooms one and three)
- Three reception rooms (including 24' lounge)
- 26' kitchen
- Separate single storey annexe

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM109758



Property Ref:
FRM109758 - 0008

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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