





Boston Avenue, Runcorn WA7 5XL

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welcome to

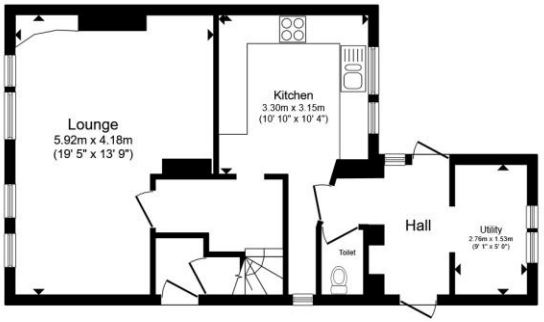
Boston Avenue, Runcorn

Semi detached house with real potential, accommodation provides:- Hall with ground floor w.c. utility, kitchen, further inner Hall and Lounge. The first floor comprises Landing, Three Bedrooms and Shower room. Externally there is a Front paved forecourt, rear garden with lawn.

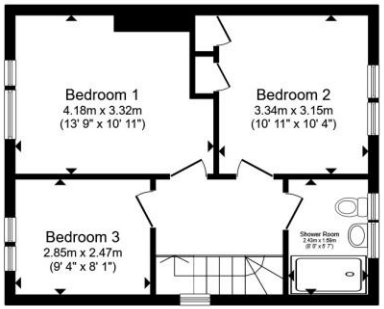




Swetenhams is delighted to offer this great opportunity to acquire a home with real potential. The plot provides a generous front forecourt as well as a sizable rear garden. With the right amount of care this property will provide a great home ideal for family occupation. Accommodation briefly comprises:- Hall with ground floor w.c. utility, kitchen, further inner Hall and Lounge. The first floor provides Landing, Three Bedrooms and Shower room. Externally there is a Front paved forecourt, rear garden with lawn.



Ground Floor



First Floor

Total floor area 96.4 m² (1,038 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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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Lounge

19' 5" x 13' 9" (5.92m x 4.19m)

Kitchen

10' 10" x 10' 4" (3.30m x 3.15m)

Utility

9' 1" x 5' (2.77m x 1.52m)

Downstairs W.C

Bedroom One

13' 9" x 10' 11" (4.19m x 3.33m)

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)

Bedroom Three

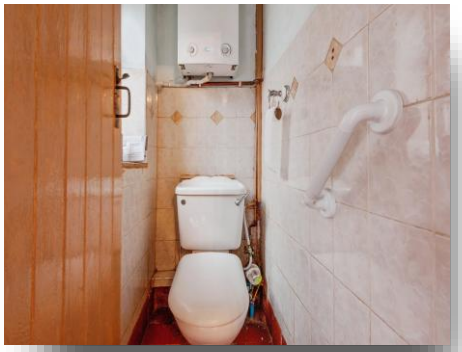
9' 4" x 8' 1" (2.84m x 2.46m)

Shower Room

8' x 5' 7" (2.44m x 1.70m)







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welcome to

Boston Avenue, Runcorn

- Semi Detached Home
- Three Bedroom Accommodation
- Ground Floor W.C.
- Generous Plot
- Front Forecourt Parking Area

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers over

£180,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM110027

The Property Ombudsman

Property Ref:
FRM110027 - 0002

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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