



**Ashbourne Avenue, Runcorn WA7 4XY**

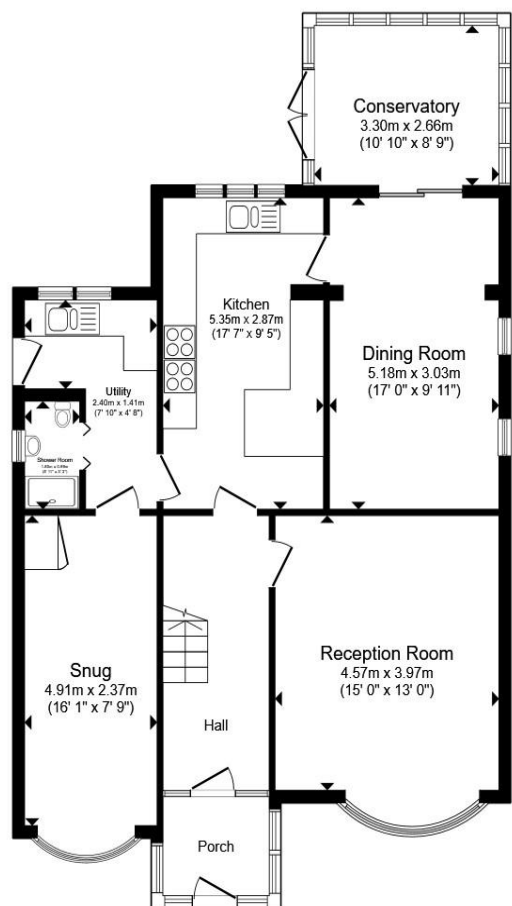
**welcome to**

**Ashbourne Avenue, Runcorn**

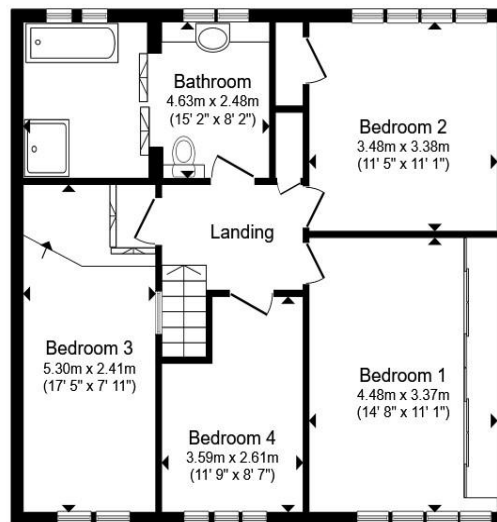
Swetenhams is delighted to showcase this superbly spacious detached house which offers amazing space and living accommodation for the growing family.

The property enjoys a premium position being situated within this sought after residential area.





**Ground Floor**



**First Floor**

**Porch**

**Hall**

**Reception Room**

**Kitchen**

**Utility**

**Shower Room**

**Snug**

**Dining Room**

**Conservatory**

**Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bathroom**

Total floor area 164.3 m<sup>2</sup> (1,768 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](http://www.propertybox.io)

welcome to

## Ashbourne Avenue, Runcorn

- Large detached home
- Ideal for family occupation.
- Four first floor bedrooms.
- Three reception rooms.
- Fitted kitchen.

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: E

offers over

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/FRM109703](https://swetenhams.co.uk/Property/FRM109703)



Property Ref:  
FRM109703 - 0004

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