



**GASCOIGNE
HALMAN**

VICTORIA ROAD, HIGHER RUNCORN

THE AREAS LEADING ESTATE AGENT



VICTORIA ROAD, HIGHER RUNCORN

Offers in Region of £230,000

An attractive 1930's built bay fronted semi-detached house in a sought after area of High Runcorn with accommodation offering great potential for updating and modernisation.

This property is being offered to the market for the first time since it was built and therefore represents a very rare buying opportunity. Many original character features remain including coved ceilings and plasterwork, panelled internal doors and leaded windows. There is great potential for new owners to invest and to modernise the house to suit their own personal taste and style.





DESCRIPTION

The layout includes an entrance hallway, two separate living rooms, kitchen and utility area. The first floor has three bedrooms and a bathroom.

A functioning stairlift and many disability modifications have been carried out to the bathroom, including walk-in bath, easy-use taps, and elevating toilet seat.

The large, mature rear garden includes a lawn and established shrubs and trees.

LOCATION

The property enjoys an excellent position on Victoria Road, a most sought after area of Runcorn. There is a renowned primary school close by and a range of local shops and services can be found locally. Runcorn Town Centre is within easy reach offering a wide and varied selection of shops and services. The rail station is a 10 minute walk with regular services to Liverpool Lime Street and Crewe. The road and motorway networks allow access to many part of the region with unlimited crossings over The Mersey Gateway available to Halton residents for just £10 per year.

TENURE

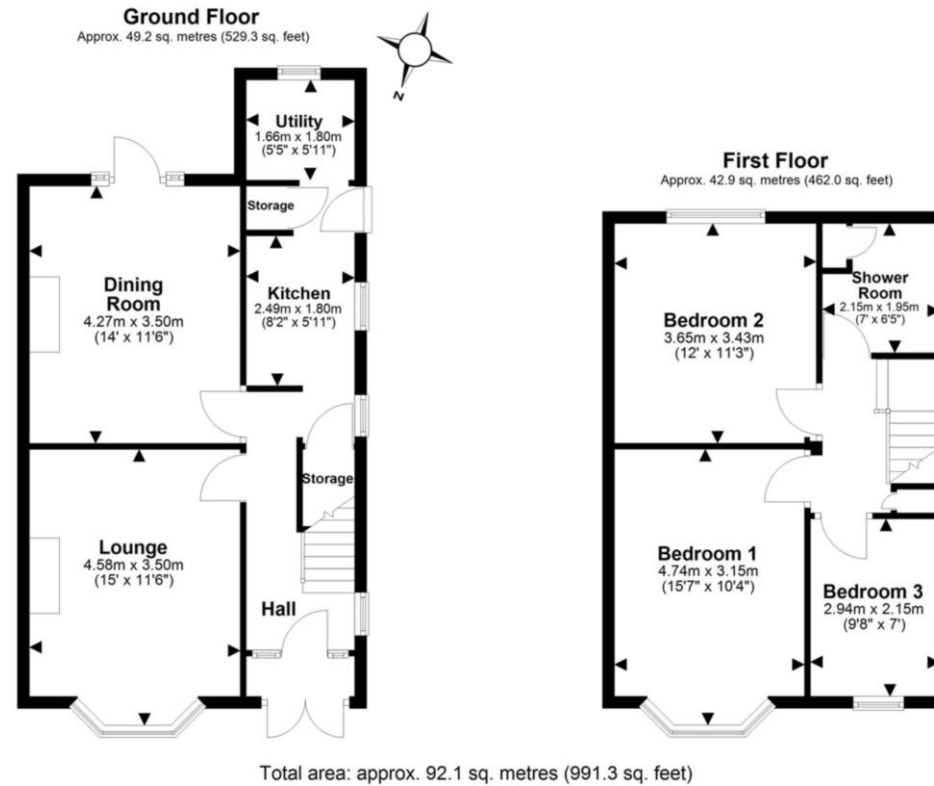
Freehold.

COUNCIL TAX

Band C. Halton Borough Council.

EPC RATING

Current D.



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