



Four Bedroom

End Of Terrace

Traditional Bay Front

Well Presented

Deceptively Spacious

Viewing Advised

2 Grosvenor Street
RUNCORN, WA7 1RT

**Offers in Excess of
£170,000**

SUBSTANTIAL FOUR BEDROOM FAMILY HOME. SET ACROSS THREE FLOORS WITH TWO ATTIC ROOMS. WELL PRESENTED THROUGHOUT. VIEWING HIGHLY ADVISED. Adams Estate Agents are delighted to offer, this unique opportunity to purchase this beautifully presented four bedroom end of terrace family home. The home has been vastly updated by the current owners, whilst keeping many traditional features and boasts substantial living space throughout. In brief, the larger than average home comprises; a grand entrance hall with access to ample cellar space, lounge, dining room, kitchen/breakfast, utility room and shower room to the ground floor. There are four bedrooms and a family bathroom to the first floor. To the second floor, there are two additional attic rooms. Externally, there is an enclosed garden with artificial grass and decked area. Early viewing is advised to fully appreciate what is to offer.

Ground Floor

Entrance Hallway 20' 0" x 6' 0" (6.09m x 1.83m)
 Central heating radiator. Feature wood paneling to walls. Access to cellar. Stairs to first floor. Laminate floor. Original door to front.



Lounge 18' 7" x 13' 3" (5.66m x 4.04m)
 Feature fireplace housing living flame gas fire. Two central heating radiators. Feature wood paneling to walls. Laminate floor. UPVC double glazed bay window to front.



Dining Room 13' 2" x 12' 4" (4.01m x 3.76m)

Feature fireplace housing living flame gas fire. Central heating radiator. laminated flooring. UPVC double glazed window to front. UPVC French doors to side.



Kitchen/Breakfast Room 13' 2" x 11' 2" (4.01m x 3.40m)
 Fitted with a range of wall and base units with work surfaces over. Inset Tectonite sink unit. Space for white goods. Space for range oven. Vertical radiator. UPVC double glazed window to side. Laminate flooring.



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Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
 VAT Registration No. 582 2476 27. Registered in England No. 05232172

Runcorn

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Utility Room 6' 4" x 4' 0" (1.93m x 1.22m)
Space for utility goods. Stable door to front.

Shower Room 6' 9" x 5' 8" (2.06m x 1.73m)
Fitted with a matching suite comprising; walk in shower cubicle. Vanity mounted wash hand basin. Low level WC. Vertical radiator. UPVC double glazed window to front.



First Floor

First Floor Landing

Central heating radiator. Stairs to second floor. UPVC double glazed arched window to front.



Bedroom 1 10' 7" x 13' 2" (3.22m x 4.01m)

Central heating radiator. Laminate flooring. UPVC double glazed window to side. Access to family bathroom.



Bedroom 2 13' 1" x 13' 6" (3.98m x 4.11m)

Central heating radiator. Built in wardrobes. UPVC double glazed window to front.



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Bedroom 3 13' 8" x 8' 4" (4.16m x 2.54m)

Central heating radiator. UPVC double glazed window to front.



Bedroom 4 10' 4" x 8' 5" (3.15m x 2.56m)

Central heating radiator. UPVC double glazed window to front.



Family Bathroom 10' 3" x 6' 4" (3.12m x 1.93m)

Fitted with a three piece suite comprising; paneled bath. Pedestal wash hand basin. Low level WC. Vertical radiator. UPVC double glazed window to front.



Second Floor

Attic Room 1 12' 2" x 7' 0" (3.71m x 2.13m)

Velux window.

Attic Room 2 9' 0" x 8' 1" (2.74m x 2.46m)

Velux window. Storage cupboard in eaves.



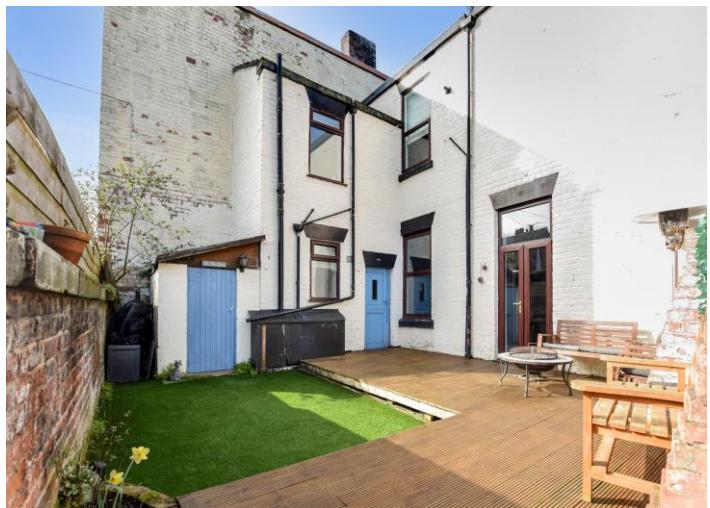
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Cellar 19' 7" x 17' 3" (5.96m x 5.25m)

Large cellar, versatile within its use. Central heating radiator. Light and Power.

Externally

To the rear of the property there is a private enclosed garden, with artificial grass and decked area for ease of maintenance.



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Viewing

By prior appointment through our Runcorn Office on 01928-574401.

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. Floorplans are for guide purposes only and all dimensions are approximate.



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