



Three Bedroom
Semi-Detached



Well Presented
Popular Area



Viewing Advised
No Onward Chain

24 Alexandra Grove
Runcorn, WA7 5DZ

**Offers in Excess of
£150,000**

****THREE BED SEMI DETACHED IN OLD RUNCORN, REFURBISHED TO AN IMPRESSIVE STANDARD. VIEWING ESSENTIAL. NO ONWARD CHAIN DELAY. FULL MARKETING BROCHURE TO FOLLOW.**** Adams Estate Agents offer to the market this much improved three bed semi, within ever popular area of Old Runcorn, close to reputable schooling, commuter links and local amenities. The property boasts well-presented living accommodation throughout and offers:- entrance hall, lounge/diner, kitchen, landing, three bedrooms and modern bathroom. To the rear there is a pleasant garden as well as parking to front. Ideally suited to both first and second time buyers alike, we would strongly advise early inspection to fully appreciate this beautiful home.

Ground Floor

Hall 9' 1" x 7' 6" (2.77m x 2.28m)

Central heating radiator. Under stairs storage. Stairs to first floor. UPVC window and door to front.



Lounge 18' 2" x 10' 9" (5.53m x 3.27m)

Feature inset stone fireplace with gas connection. Central heating radiator. UPVC Bay window to front. UPVC French doors to rear.

Kitchen 10' 1" x 7' 6" (3.07m x 2.28m)

Fitted with a range of wall and base unit with work surfaces over. Inset sink unit. Built in oven with electric hob over. Space for white goods. Two UPVC window to side. UPVC French doors to rear.



www.adamsea.co.uk

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

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First Floor

Bedroom 1 12' 0" x 10' 9" (3.65m x 3.27m)

Central heating radiator. UPVC Bay window to front.



Bedroom 2 10' 9" x 8' 0" (3.27m x 2.44m)

Central heating radiator. UPVC window to rear.



Bedroom 3 7' 5" x 6' 7" (2.26m x 2.01m)

Central heating radiator. UPVC window to rear.

Bathroom 7' 9" x 6' 7" (2.36m x 2.01m)

Fitted with a 3 piece suite comprising; freestanding bath, pedestal wash hand basin and low level WC. Central heating radiator. UPVC window to front.



Externally

Occupying a pleasant head of cul-de-sac position, the front of this property offers a pebbled driveway providing off road parking. To the rear, there is a generous sized hard landscaped garden for ease of maintenance, with two elevated decked patio areas.



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Viewing

By prior appointment through our Runcorn office on 01928-57440

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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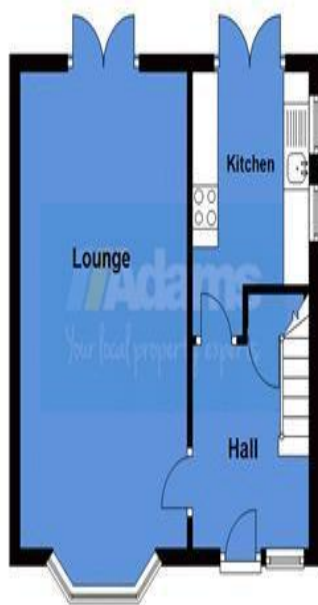
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Ground Floor



First Floor



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