



Three Bedrooms
Semi-Detached



Well Presented Throughout
Private Rear Garden



Off Road Parking & Garage
Viewing Advised

36 Littlegate Halton Brook
Runcorn, WA7 2EE

Offers in the Region Of
£200,000

****FREEHOLD THREE BEDROOM SEMI-DETACHED PROPERTY. WELL PRESENTED THROUGHOUT. OFF ROAD PARKING AND GARAGE. EARLY VIEWING ESSENTIAL.**** Adams Estates Agents offer to market this three bedroom semi-detached property, which offers generous sized accommodation across three floors. In brief, the property comprises; entrance hall, WC, open plan lounge and kitchen/diner and access to the garage, to the ground floor. Whilst, to the first floor, there is a lounge, bedroom and a three piece family bathroom. To the second floor, there are two further bedrooms with the master boasting an en-suite shower room and balcony. Externally, there is a lawned area with tarmac driveway providing off road parking and access to the garage. To the rear, there is a pleasant laid to lawn garden with patio area. Internal inspection is advised to appreciate what is to offer.

Ground Floor

Entrance Hall 14'1 (4.29m) x 3'10 (1.17m)

Central heating radiator. Access to ground floor rooms and garage. Under stairs storage cupboard. Stairs to first floor. Door to front.

WC 5'7 (1.7m) x 2'10 (.86m)

Fitted with a 2-piece suite comprising; low level WC and wash hand basin. Central heating radiator. Window to front.

Kitchen/Diner 17' (5.18m) x 10'1 (3.07m)

Fitted with a range of wall and base units with work surfaces over. Inset sink unit. Built in fan assisted oven with hob over. Breakfast bar area, opening into dining area. Central heating radiator. Window to rear 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

Landing 14'2 (4.32m) x 6'6 (1.98m)

Access to all first floor rooms. Central heating radiator. Window to front.



Bedroom 2 11'3 (3.43m) x 10'11 (3.33m)

Central heating radiator. Window to front.



Family Bathroom 10'2 (3.1m) x 6'7 (2.01m)

Fitted with a 3-piece suite comprising; panelled bath, wash hand basin and WC. Airing cupboard. Central heating radiator. Window to rear.



Lounge 14'7 (4.45m) x 10'1 (3.07m)

Central heating radiator. Internally opening French doors with Juliet balcony with metal railings to rear.



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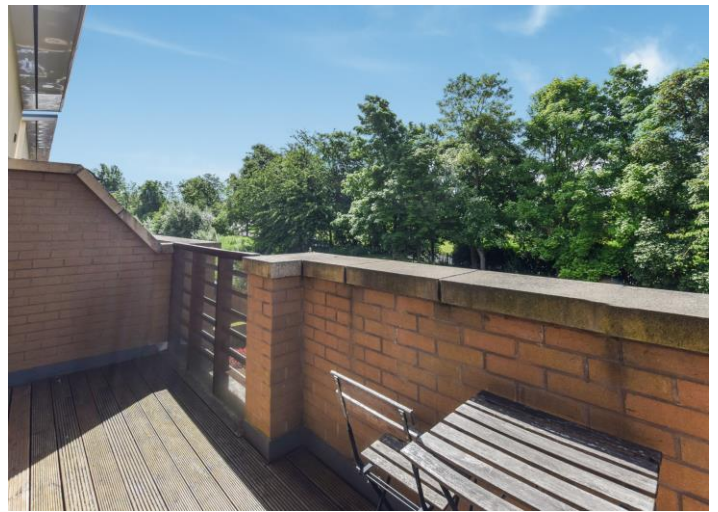
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Second Floor

Bedroom 1 13'4 (4.06m) x 10'7 (3.23m)

Central heating radiator. Access to en-suite shower room. French doors leading onto balcony.



Bedroom 3 9'8 (2.95m) x 7'3 (2.21m)

Central heating radiator. Window to front.



En-suite 6'1 (1.85m) x 6'2 (1.88m)

Fitted with a 3-piece suite comprising; walk in shower cubicle, wash hand basin and WC. Central heating radiator. Window to rear.



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Externally

To the front of the property is a driveway leading to integral garage and flagged pathway leading to front door with open lawned garden area to side. The main section of garden is enclosed by timber panel fencing and is laid to lawn with patio area. The garden extends to the rear boundary with sloping bank and trees. This area offers scope for further adaption and enhancement.



Garage

Fitted with light and power. Up and over door to front.

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. Floor plans are for guide purposes only and all dimensions are approximate.



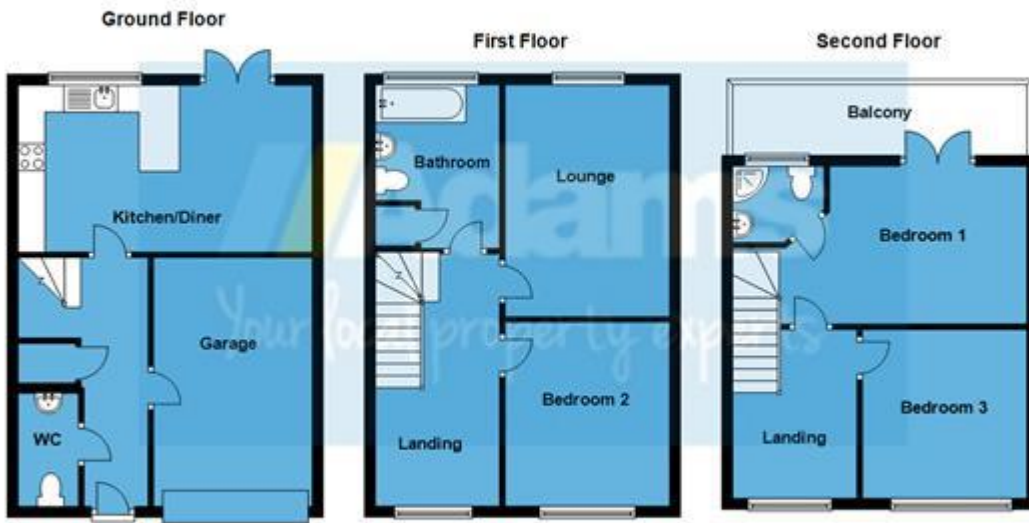
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