



The Wharf, Preston Brook Runcorn, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Characteristic Georgian Property
- Spacious Garden
- Canal Views
- Outhouse
- Close to Countryside
- Spacious Double Bedrooms
- Ample Living Space
- Countryside Walks
- Games Room
- Original Features



DESCRIPTION

A stunning Georgian property located on the banks of the Bridgewater Canal. This fabulous family home offers a perfect mixture of character and charm as well as idyllic canal views. With five spacious double bedrooms, four reception rooms, including a games room and a fully integrated kitchen fit with granite worktops this property is not to be missed!

The property is approached via gates which leads onto a large gravelled driveway, providing extensive parking and out building. On entering this property, you are greeted by an impressive lounge which retains its original features that sets the stage for the rest of the property.

The property boasts four principle reception areas including a large dining room, a stunning lounge with original beams, family room and a huge games room creating the perfect entertainment space. The fitted/ breakfast area at the rear of the property is complete with granite worktops and integrated appliances and provides access to the rear porch and downstairs WC. The Master bedroom is skilfully designed with fitted wardrobes and a dressing area and spacious en-suite bathroom. There are two additional double bedroom and a family bathroom. The second floor consists of a further two double bedrooms.



GARDEN

Sitting on a fantastic plot with spectacular views over the Bridgewater Canal. The property is accessed by private gates, leading onto a large, gravelled driveway, providing parking for multiple vehicles and a gorgeous split level garden to the rear of the property. The garden is mainly laid to lawn and boasts a fabulous patio area perfect for alfresco dining and entertaining friends. Set in a tranquil semi-rural location offering picturesque views and canal walks.

GENERAL INFORMATION

Local Authority: Halton Borough Council
Council Tax Band: F
Tenure: Freehold
(to be confirmed by Solicitors.)

SERVICES

- LPG Gas Central Heating
- Electric, Water
- Drainage: Private
- Broadband Availability: Up to 35Mb (Via BT)



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.57m x 4.28m
- Family Room 4.47m x 4.55m
- Dining Room 4.22m x 4.12m
- Kitchen/Breakfast Area 4.25m x 4.55m
- Games Room 8.72m x 6.59m
- WC 1.10m x 0.87m

FIRST FLOOR

- Landing
- Bedroom One 4.32m x 6.59m
- En-suite 4.22m x 3.03m
- Dressing Room 4.22m x 3.46m
- Bedroom Two 4.57m x 4.55m
- Storage 2.51m x 4.55
- Bedroom Three 4.22m x 3.03m
- Bathroom 1.92m x 4.20m

SECOND FLOOR

- Bedroom Five 4.60m x 3.20m
- Bedroom Four 4.59m x 4.55m

GARAGE

- Storage 0.70m x 1.58m
- Storage 4.59m x 3.15m
- Storage 4.59m x 1.95m

LOCATION

Sitting on the banks of the Bridgewater Canal and offers fantastic views. The area of Preston Brook is a village in the borough of Halton which is surrounded by beautiful countryside. It is positioned between the towns of Warrington and Runcorn and is well located for access to the M56 motorway. The Bridgewater Canal runs through Preston Brook offering beautiful recreational walks.

DISTANCES

- Frodsham 4 miles
 - Helsby 6 miles
 - Warrington Town Centre 7 miles
 - Chester City Centre 15 miles via M56
 - Liverpool City Centre 18 miles via M62
 - Manchester Airport 19 miles via M56
 - Manchester City Centre 27 miles via M56
- (Distances quoted are approximate)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.







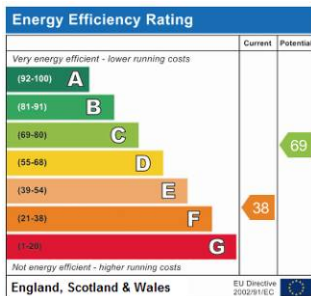


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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

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- Mortgages
- Survey
- Removals
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- Conveyancing
- EPCs

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