

LOT  
**13**

57/59 Westfield Road, Runcorn, Cheshire WA7 4DR

GUIDE PRICE **£115,000+**\*

VACANT RESIDENTIAL

### Description

A substantial four bedroomed semi-detached house benefiting from partial double glazing, central heating and gardens and front and rear. Following an upgrade and refurbishment scheme the property would be suitable for resale, occupation or investment purposes.

### Situated

Set back from Westfield Road which is off Weston Point Expressway (A557) in a popular and well established location within close proximity to all local amenities, transport links and approximately 2 miles from Runcorn town centre.

### Ground Floor

Hall, Three Reception Rooms,  
Kitchen/Diner (No Fittings),  
Utility/Store Room

### EPC Rating

D

### Council Tax Band

C

### First Floor

Four Bedrooms, Bathroom/WC,  
Shower Room/WC

### Outside

Front & Rear Gardens.

