



3 Song Field, Preston Brook
Runcorn

£270,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 Song Field

Preston Brook, Runcorn

An impressive, stylish and conveniently located modern townhouse offering spacious, low maintenance living with garage and a lovely rear garden.

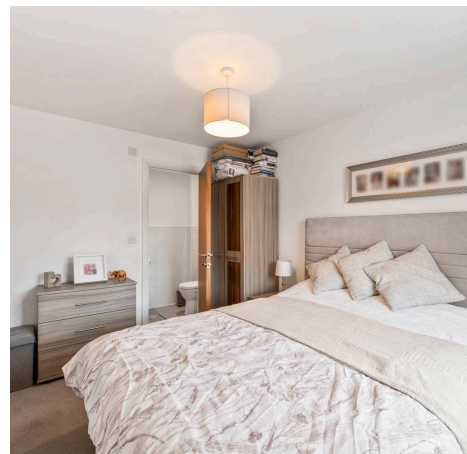
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Stylish Modern Family Home
- Built in 2018 to An Appealing Design and Quality Specification
- Cul-De-Sac Setting
- Well Planned and Spacious Accommodation
- Three Bedrooms, Two Bathrooms
- Garage and Driveway



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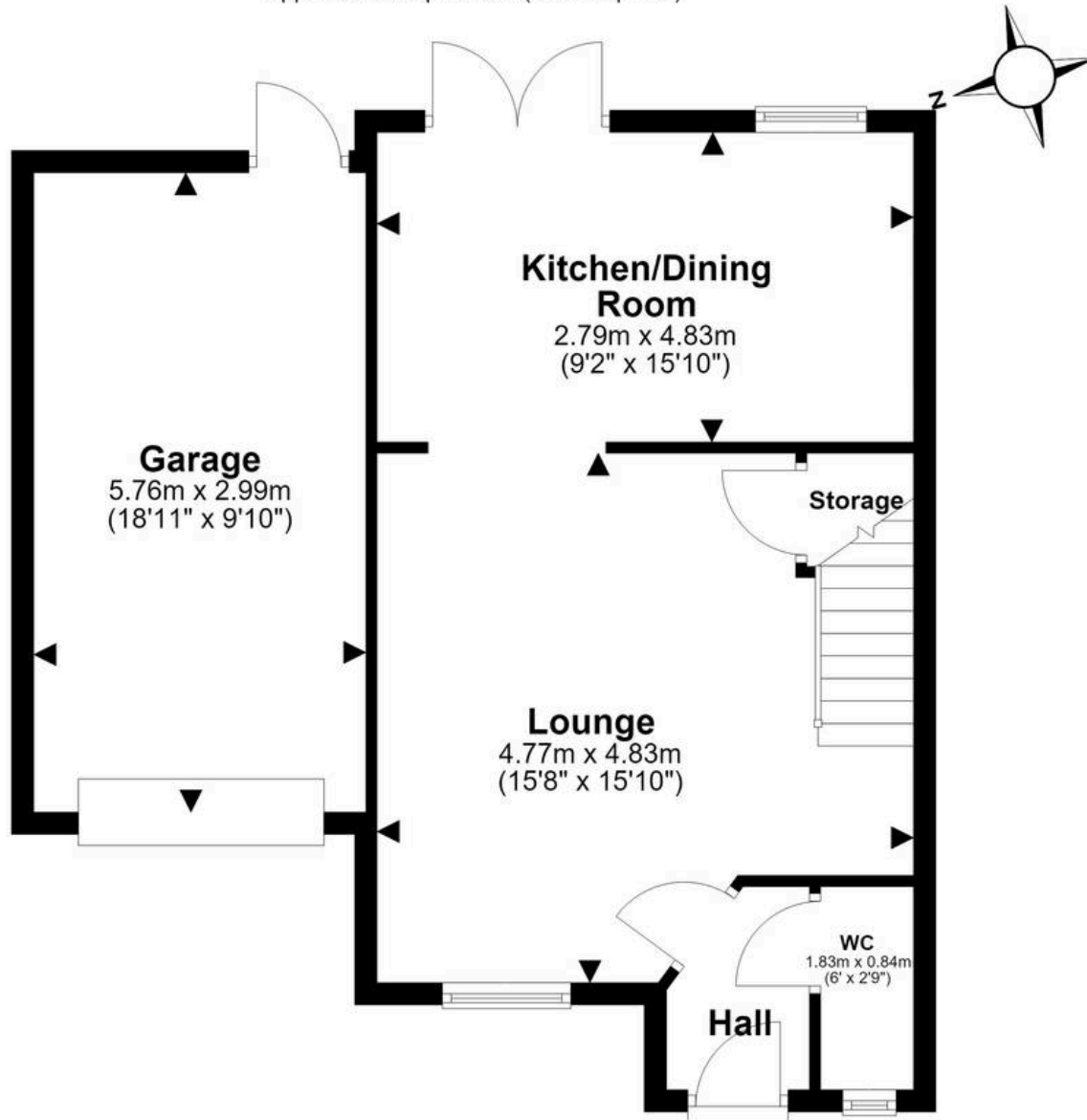
Tucked away in a little-known small cul-de-sac, this attractive end terraced townhouse represents an ideal opportunity for first time buyers, young families and downsizers. The property was built in 2018 by reputable builders, Morris Homes, to an appealing design. It provides spacious, well-planned accommodation with good quality fittings throughout and modern levels of insulation. This combination offers new owners' low maintenance, economical living for years to come.

The house is light and bright internally and features an entrance hall with cloakroom/WC, a good-sized living room and an open plan kitchen/dining room. There are modern cabinets in a timeless white finish with built in appliances including a gas hob, electric oven, fridge/freezer, dishwasher and washing machine. The first floor has three bedrooms and two bathrooms, one being en-suite. There is an attached garage and driveway parking. The rear garden includes a patio area, lawn and composite decking.



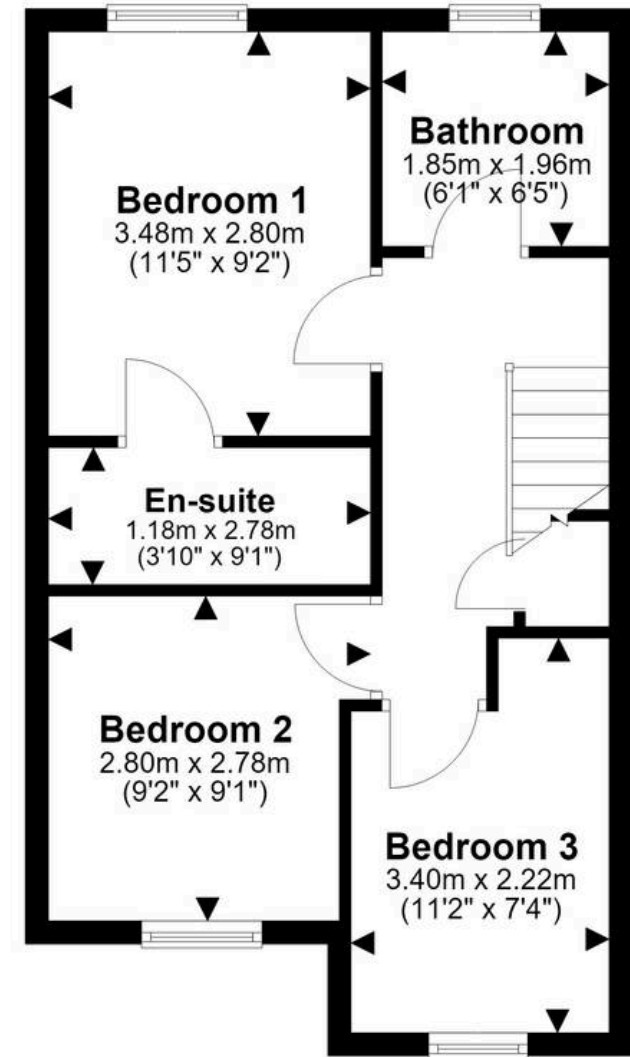
Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 96.4 sq. metres (1037.9 sq. feet)



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