



**Preston Brook**  
Runcorn

**Carter Jonas**

# **AINSBY, CHESTER ROAD PRESTON BROOK RUNCORN WA7 3BD**

- Detached Bungalow In Need Of Modernisation
- Two Bedroom and Two Reception Rooms
- Two Detached Garages and Mature Gardens

## **ACCOMMODATION**

- Reception hall
- Sitting room
- Kitchen with range of cabinets
- Utility room
- Two bedrooms
- Bathroom

## **OUTSIDE**

- Standing on a mature plot
- The property has lawned gardens
- Parking
- Two garages

## **LOCATION**

- Situated between Junctions 11 and 12 of the M56
  - 18 miles to Chester
  - 16 miles to Ellesmere Port
  - 19 miles to Liverpool (tolls)
  - 25 miles to Manchester
- All times and distances are approximate

## **A TWO BEDROOM DETACHED BUNGALOW ON A MATURE PLOT IN NEED OF MODERNISATION, WITH PARKING AND GARAGES**



## FURTHER INFORMATION

- We are informed the property has mains gas, electricity, water and septic tank.
- Buyers are advised to make their own enquiries regarding the condition and functionality of all services.
- According to Ofcom, superfast broadband is available. Mobile is good in outdoor and variable in property.
- Council Tax Band E
- EPC D
- We understand there is a restriction on part of the land, not to build or plant trees on the smaller title CH289142 situated on the western boundary.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

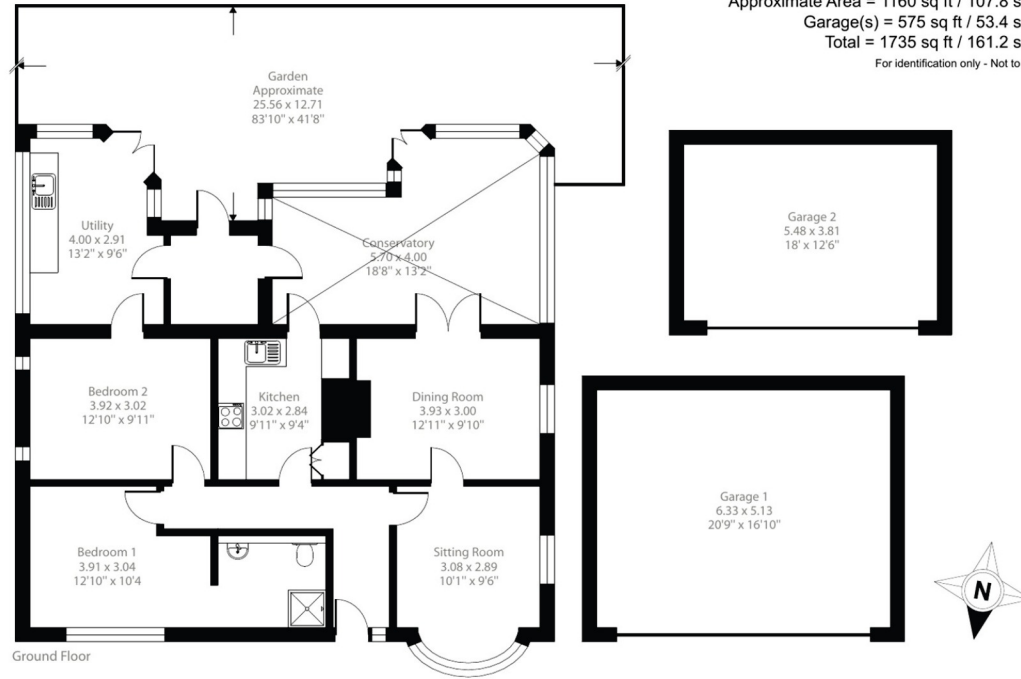
**Directions:** WA7 3BD

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## Ainsby, Chester Road, Preston Brook, Runcorn, WA7

Approximate Area = 1160 sq ft / 107.8 sq m  
 Garage(s) = 575 sq ft / 53.4 sq m  
 Total = 1735 sq ft / 161.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Carter Jonas. REF: 1428769



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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