



MISREPRESENTATION ACT 1967.
Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.



4 The Bull Ring, Northwich, Cheshire, CW9 5BS
T. 01606 41318 | www.wrightmarshall.co.uk

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LEGALLY EXCHANGED An outstanding opportunity to acquire a substantial semi-detached premises in need of renovation and modernisation, sitting in grounds extending to 0.5 acres.

An outstanding opportunity to acquire a substantial semi-detached premises in need of renovation and modernisation, sitting in grounds extending to 0.5 acres. The grounds lend themselves to be further developed, subject to the necessary planning consents and provides a number of outbuildings including workshop and purpose-built garages.

LOCATION

The property is located in a well-established residential area situated within walking distance of Runcorn Town Centre. The property is also well placed for the local bus route and swift access onto the A533/Bridgwater Expy providing easy access to many business centres in the North West.

THE PROPERTY

33 Irwell Street is a semi-detached house constructed of brick elevations beneath a tiled roof. The property, formerly as one, was split into two premises and offered for sale is the half located on the left hand side (if looking at the property straight on).

Unfortunately no access is able to be obtained internally however we have been informed by our clients that the property is in need of modernisation and extensive renovation throughout.

In brief we have been informed that the property comprises; Three Reception Rooms and Kitchen to the Ground Floor, Three Bedrooms and Bathroom to First Floor and the added benefit of a Cellar. Externally the property benefits from a number of brick built store rooms including a outside WC.

THE LAND

The property benefits from extensive gardens and grounds to the rear, which is predominantly laid to lawn and incorporates a variety of outbuildings.

Additionally, there is vehicular access off Fisher Street and the whole area provides an opportunity to develop further, subject to the necessary planning consents.

OUTBUILDINGS

The grounds include a number of outbuildings including:

- Large Workshop

Brick built workshop with double doors onto concrete floor, incorporating a number of windows to the side.

- Post-WW2 Purpose-Built Garages

Situated along the southern boundary.

SERVICES

Understood to have mains electricity, water and drainage connected or available locally. (Wright Marshall have not tested any appliances nor confirm the availability of the services).

TENURE

Freehold.

EPC

Band N/A

LOCAL AUTHORITY

Halton Borough Council

VIEWINGS

Please contact the Wright Marshall Northwich Office on 01606 41318 to discuss accessing the property.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKET APPRAISAL

Thinking of Selling? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.