



**Copeland Grove
Beechwood
Runcorn
Cheshire
WA7 2RP**

Offers in Excess of £215,000

bettermove

Copeland Grove Runcorn

Bettermove are proud to present this 3 bedroom semi-detached house in Runcorn available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is C.

This is a leasehold property with 51 years remaining on the lease; the ground rent is £15 per annum and the service charge is £250 per annum.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

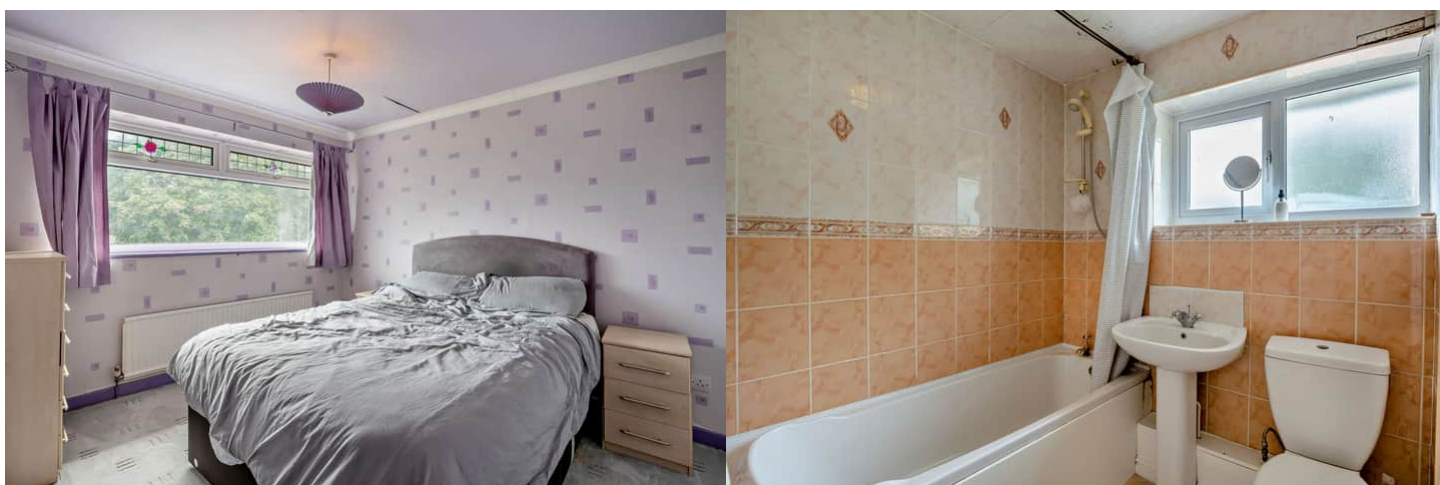
Located in the popular residential area of Beechwood, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Runcorn East & Frodsham Train Stations, the M56 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

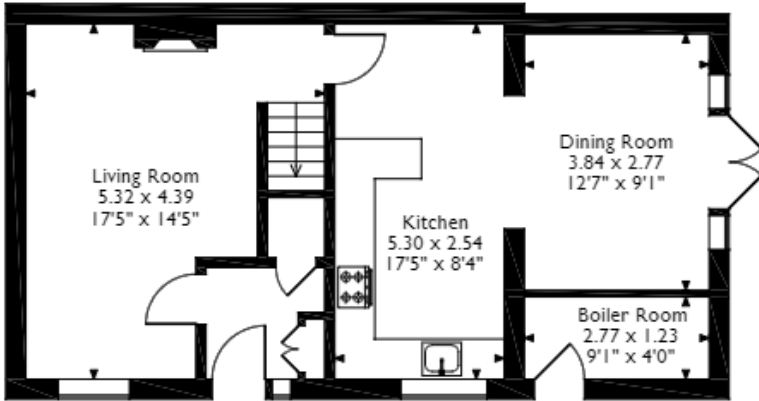
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

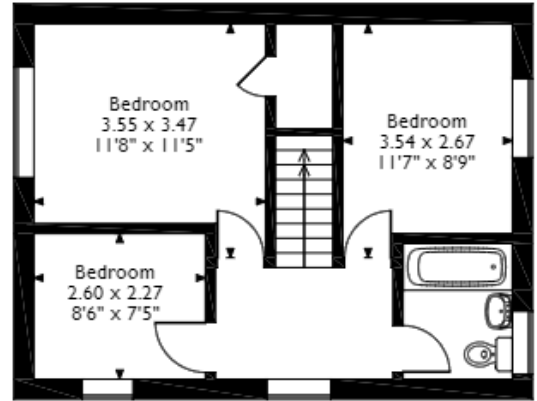
The exclusivity fee is returned to you upon successful completion of the property.



Copeland Grove, Beechwood, Runcorn
 Approximate Gross Internal Area
 Main House = 88 Sq M/947 Sq Ft
 Boot Room = 3 Sq M/32 Sq Ft
 Total = 91 Sq M/979 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk