



**Adams**  
Your local property experts

Rydal Grove, Runcorn  
Offers Over £160,000

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**\*\*TWO DOUBLE BEDROOMS. POPULAR LOCATION. LARGE GARDEN. DETACHED GARAGE. OFF ROAD PARKING FOR MULTIPLE CARS.\*\*** Adams Estate Agents are pleased to present to market this two bedroom semi detached property located in the ever popular area of Old Runcorn. The property has undergone a range of updates in recent years such as a new roof fitted 2 years ago along with a tiled roof on the conservatory. Updated kitchen and boiler within the last 5 years. Benefits also include, large rear garden benefitting from a sunny aspect, off road parking for multiple cars, detached garage and outhouse with power to both and Freehold Tenure. Early viewing is strongly advised to fully appreciate all this property has to offer. EPC Rating D. Council Tax Band A. Freehold Tenure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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