



**Stunning Barn Conversion**  
Over 3000 SQFT



**Immaculate Presentation**  
Open Plan Living Space



**Four Beds + Ensuite**  
Garage + Driveway Parking

**Station Road**  
Sutton Weaver, WA7 3EP

**£595,000**



Presented to the market in show home condition, this stunning barn conversion offers over 3000 sqft of high quality accommodation which must be viewed to be fully appreciated.

Features include; an impressive reception hall with galleried landing, 26ft lounge, 20ft dining room opening to open plan kitchen / breakfast / family room, utility, cloaks / WC, four double bedrooms, ensuite, family bathroom, garage, gated driveway parking for several vehicles and a low maintenance garden.

Early Viewing Essential. No Chain Delay With This Sale.

## Ground Floor

**Entrance Hall** 17' 5" x 14' 1" (5.30m x 4.29m)



**Lounge** 26' 9" x 17' 3" (8.15m x 5.25m)



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Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath  
12-14 Walton Road, Stockton Heath, WA4 6NL  
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## Lounge



**Dining Room** 20' 6" x 17' 3" (6.24m x 5.25m)



## Dining Room



**Cloakroom / WC** 5' 0" x 3' 6" (1.52m x 1.07m)

**Kitchen / Breakfast Room** 17' 8" x 16' 7" (5.38m x 5.05m)



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## Kitchen / Breakfast Room



**Family Room** 16' 11" x 10' 10" (5.15m x 3.30m)



**Vestibule** 4' 3" x 4' 0" (1.29m x 1.22m)

**Utility Room** 8' 10" x 4' 0" (2.69m x 1.22m)

**Boiler Room** 4' 6" x 4' 0" (1.37m x 1.22m)

## First Floor

**Landing** 26' 3" max x 23' 7" max (7.99m x 7.18m)



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**Bedroom One** 15' 7" max x 11' 9" max (4.75m x 3.58m)



**Bedroom Two** 15' 10" x 12' 8" (4.82m x 3.86m)



**Bedroom Three** 15' 6" x 12' 7" (4.72m x 3.83m)



**Ensuite** 10' 11" x 6' 0" (3.32m x 1.83m)



**Bedroom Four** 16' 9" x 9' 3" (5.10m x 2.82m)



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**Family Bathroom 12' 9" x 8' 1" (3.88m x 2.46m)**



**Garage & Driveway Parking**



**Outside**

**Garage & Driveway Parking 18' 0" x 14' 1" (5.48m x 4.29m)**



**Garden**

Low maintenance garden with lawn and seating area.



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## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

## Agents Notes

Tenure: Freehold

Council Tax Band: G

Local Authority: Cheshire West & Chester

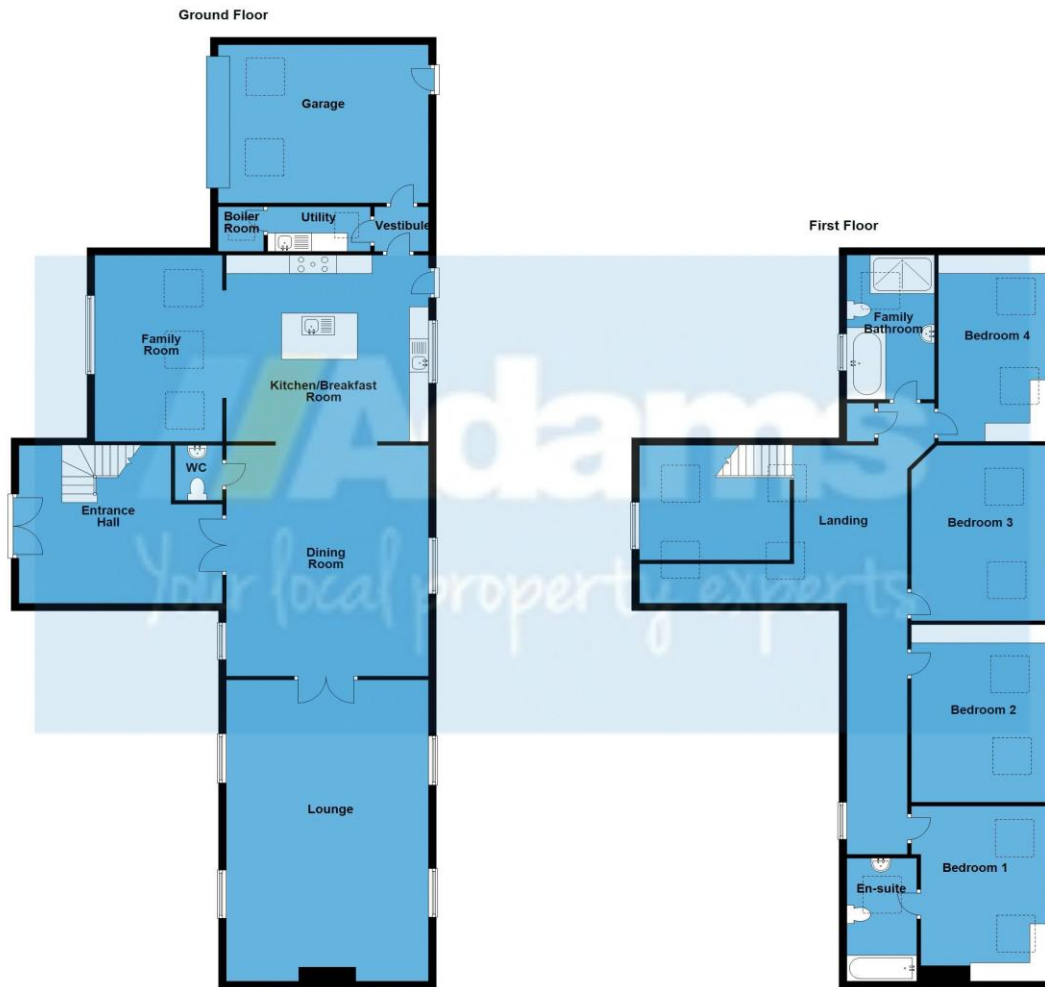


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 50   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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