



Stunning Barn Conversion

Over 3000 SQFT



Immaculate Presentation

Open Plan Living Space



Four Beds + Ensuite

Garage + Driveway Parking

Park Farm Barn, 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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Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

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

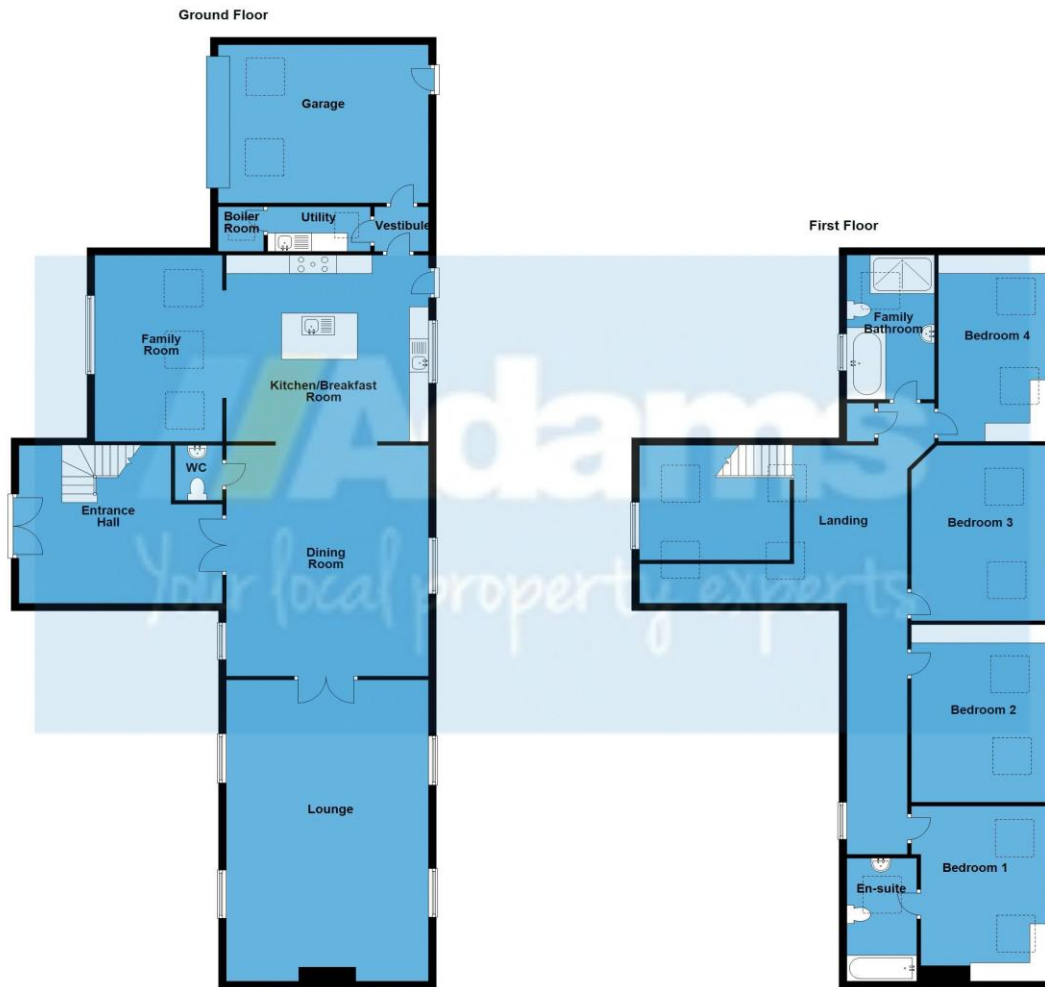
Local Authority: Cheshire West & Chester



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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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