



**GASCOIGNE  
HALMAN**

HALTON STATION ROAD, SUTTON WEAVER,  
RUNCORN

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THE AREAS LEADING ESTATE AGENT





| A SPACIOUS DETACHED BUNGALOW WITH  
LARGE SOUTH FACING REAR GARDEN

## HALTON STATION ROAD, SUTTON WEAVER, RUNCORN

**£390,000**

**A detached bungalow standing in large 0.2 acre South facing gardens, with spacious, adaptable accommodation, a large double garage and extensive on site parking.**

This is a deceptively spacious home that offers space and flexibility making it ideal for a wide range of buyers needs. It will suit those with growing families, home workers and those with hobbies that require separate space.

It has a large garden to the rear, extensive driveway parking and a substantial detached brick built double garage.

The internal layout has a lounge with a fitted multi fuel stove. The kitchen/dining room is a good size and is fitted with modern cabinets. There are up to four bedrooms and a large fully tiled bathroom/wetroom .

The property has double glazed windows and a gas fired central heating system is installed.





There is extensive driveway parking and a substantial detached brick built double garage. The private South facing rear garden extends beyond and features an expanse of lawn, patio area, ornamental fish pond and a further stone built outbuilding. The garden is not overlooked.

### **LOCATION**

The property is on the edge of Sutton Weaver and combines the feel of a semi-rural setting with convenient access to a wide range of local services. Excellent local shopping is available in nearby Frodsham and Runcorn. Frodsham is just a few minutes away by car and offers a good selection of shops, cafes and bars plus excellent recreational services. Runcorn Shopping City and Trident Retail Park and Cinema are also a short drive from the property. The road, rail and motorway networks allow access to the regions commercial centres. Residents will also benefit from unlimited Mersey Gateway crossings for just £10 per year.

### **DIRECTIONS**

From the centre of Frodsham, proceed up High Street, A56, and follow into Bridge Lane. Continue to the swing bridge and take the left filter lane onto Sutton Causeway. Follow the road round passing under the viaduct, and turn first right into Halton Station Road. The property is on the right hand side.

### **TENURE**

Freehold.

### **COUNCIL TAX**

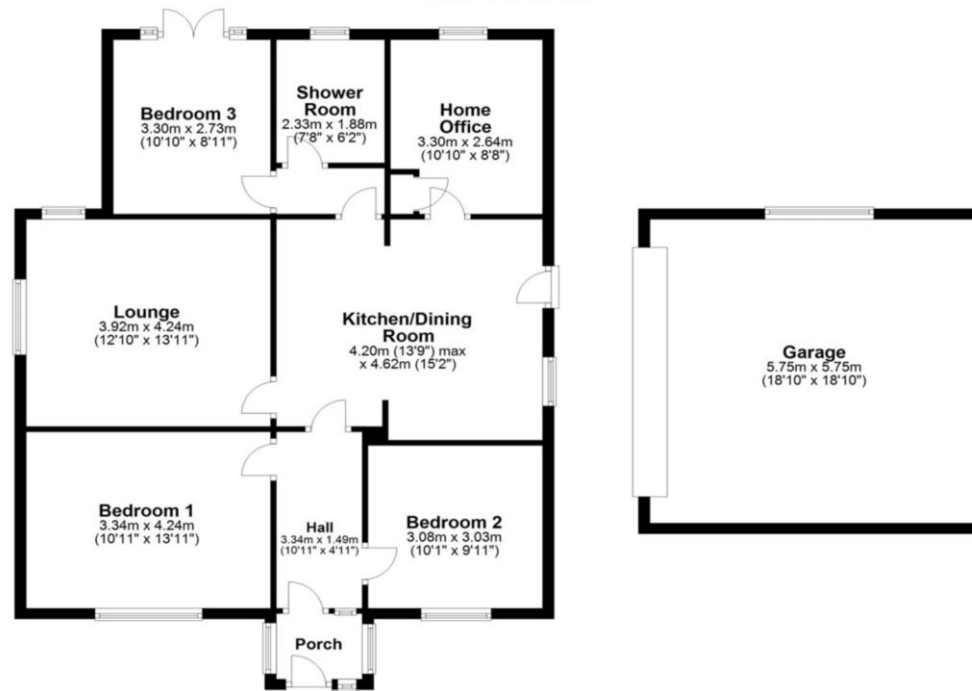
Band D. Halton Borough Council.

### **EPC RATING**

Awaited

### Ground Floor

Main area: approx. 93.3 sq. metres (1004.3 sq. feet)  
Plus garages, approx. 33.1 sq. metres (355.9 sq. feet)



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## FRODSHAM OFFICE

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