



**GASCOIGNE
HALMAN**

BEECH ROAD, SUTTON WEAVER, EPC - D. COUNCIL
TAX - D.

THE AREAS LEADING ESTATE AGENT



BEECH ROAD, SUTTON WEAVER, EPC - D. COUNCIL TAX - D.

£320,000.00

A detached property with spacious, versatile accommodation that really must be viewed internally to be appreciated. It enjoys a prime corner position with good sized secluded gardens and two separate driveways.

This detached property offers accommodation that is both spacious and adaptable. It is difficult to gauge from the deceiving exterior view just how spacious this property is. It extends to over 1500 sq ft (144 sq m) and has a layout that can be configured to suit a range of buyers needs.

The current layout features a lounge, sitting room and conservatory, a fitted kitchen, dining room and a utility room/workshop. The use of the rooms could be adapted to create a further double bedroom if required. There is a double bedroom and bathroom also on the ground floor. To the first floor is a useful landing study area, double bedroom and a separate WC.

The gardens wrap around the house and provide paved patio areas, lawn, flower beds and a separate driveway with secure, private parking to the side.





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LOCATION

Sutton Weaver is a small village with a mixture of houses and bungalows located close to open countryside. The property is ideally placed for access to a number of neighbouring centres including Frodsham, Runcorn and Warrington which offer excellent shopping and recreational facilities. There is a popular primary school in Aston and the property is also within the catchment for Helsby High School. The road and motorway networks allow the commuter daily access to many parts of the North West.

TENURE

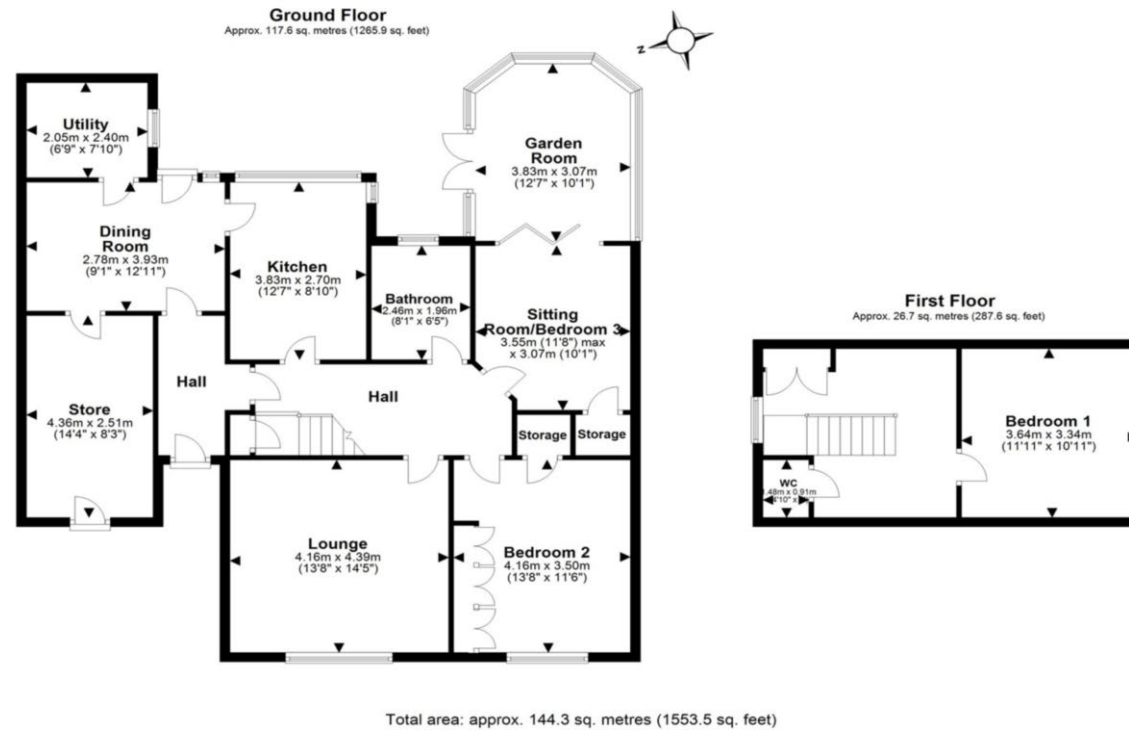
Freehold.

COUNCIL TAX

Band D. Cheshire West and Chester.

EPC RATING

Current - D.



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