



**GASCOIGNE
HALMAN**

5 SYCAMORE DRIVE, SUTTON WEAVER, RUNCORN,
CHESHIRE, WA7 3EU

THE AREAS LEADING ESTATE AGENT



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Offers in the region of £250,000

A well presented semi-detached bungalow enjoying a prime, private corner cul-de-sac setting with open rural view and sunny South facing rear garden.

The property is well presented throughout in a modern style. The layout includes an entrance hallway, a spacious lounge with and a good sized kitchen/dining room. The kitchen has a range of smart modern units.





There are two double bedrooms and a bathroom with a fitted modern suite and wall tiling. The property has double glazed windows and a gas fired central heating system is installed.

The gardens are really private and create a secluded space for relaxation and enjoyment. There is a long, gated driveway leading to a single garage. Both front and rear gardens are relatively low maintenance with lawns and established borders plus a useful area to the rear of the garage for growing produce or storage.

LOCATION

Sutton Weaver is a small village, adjacent to open countryside yet convenient for access to Frodsham and the motorway network. There is a well regarded primary school on Aston Lane and the house is within the catchment for Helsby High School. Frodsham is only a few minutes away by car and has a variety of shops, restaurants, a post office, doctors and dentists surgeries. There is easy access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways.

TENURE

The property is Leasehold for the residue of an initial 999 year term from November 1961. Ground rent is £16 per year.

COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D

KITCHEN
23'4" x 8'11"
7.10m x 2.70m

BATHROOM
6'11" x 5'11"
2.70m x 1.80m

BEDROOM 2
10'6" x 8'10"
3.20m x 2.70m

LOUNGE
14'5" x 14'1"
4.40m x 4.30m

BEDROOM 1
11'10" x 11'2"
3.60m x 3.40m

GARAGE
17'9" x 9'6"
5.40m x 2.90m

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK