



**GASCOIGNE
HALMAN**

SYCAMORE DRIVE, SUTTON WEAVER

THE AREAS LEADING ESTATE AGENT



| A SEMI-DETACHED BUNGALOW WITH LOVELY GARDENS

SYCAMORE DRIVE, SUTTON WEAVER

OIRO £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.

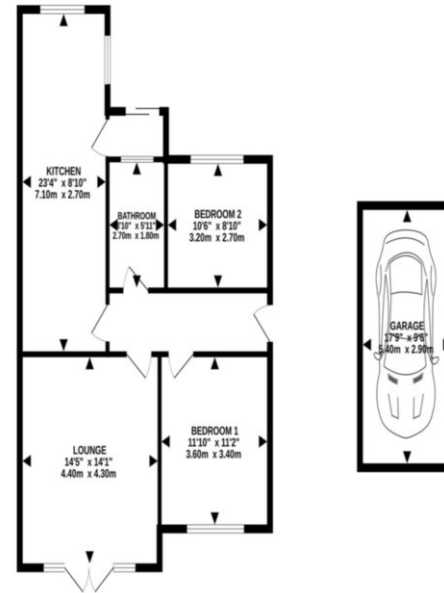
COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors, walls and other features are approximate and no responsibility is taken for any error or omission in the plan. The plan is for guidance only and should be used in conjunction with the property particulars. The property is shown as a general guide only and should not be used as a basis for any decision. The plan is for guidance only and should be used in conjunction with the property particulars. The property is shown as a general guide only and should not be used as a basis for any decision.



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