



**GASCOIGNE  
HALMAN**

PECKFORTON DRIVE, SUTTON WEAVER, RUNCORN

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THE AREAS LEADING ESTATE AGENT





## PECKFORTON DRIVE, SUTTON WEAVER, RUNCORN

**£255,000**

**A detached bungalow enjoying a secluded cul-de-sac position and offering well planned and tastefully presented accommodation.**

The property was built in the late 1980's by a reputable building company using good quality materials. It has been well cared for over the years and is well presented throughout. It is ready for new owners to move in and enjoy from day one although potential also exists to personalise the cosmetic appearance.







The accommodation layout includes an entrance hallway, fitted kitchen and a spacious open plan lounge/dining room. The original configuration included three bedrooms but it has been adapted to offer two larger double bedrooms and a bathroom. The property has double glazed windows and a gas fired central heating system is installed.

There is a brick built garage and driveway parking. The rear garden enjoys a high level of privacy. It is a mature, well stocked garden with patio area, lawn, greenhouse and garden shed.

### LOCATION

Weaverside Village is a popular development of detached family homes and bungalows. There are open green spaces and mature trees giving an established feel to setting. It is ideally placed being mid way between Frodsham and Runcorn and has open countryside nearby. Shopping is available at the Trident Retail Park and Runcorn Shopping City whilst the centre of Frodsham is just 2 miles away. The area is convenient for access to the road, rail and motorway networks allowing access to the regions commercial centres. Runcorn Railway Station is less than three miles away offering links to Liverpool, Warrington and London Euston in around two hours. Halton Residents enjoy unlimited passage over The Mersey Gateway for an annual payment of just £10 per vehicle per year.

### TENURE

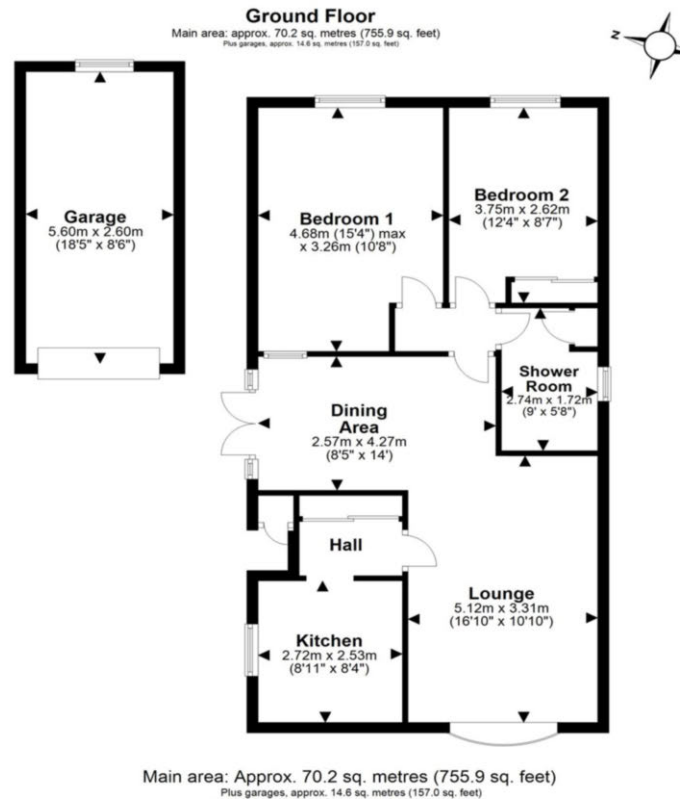
Freehold.

### COUNCIL TAX

Band D. Halton Borough Council.

### EPC RATING

Awaited.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Buildings, Church Street, Frodsham, WA6 7DW

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