



**GASCOIGNE
HALMAN**

19 BEECH ROAD, SUTTON WEAVER

THE AREAS LEADING ESTATE AGENT



19 BEECH ROAD, SUTTON WEAVER

Offers Over £225,000

This semi-detached dormer bungalow offers more space than meets the eye and a layout that is so flexible it can be easily adapted to suit a variety of individual needs.

This semi-detached property was built in the late 1950's by a highly regarded local building company. It has evolved over the years and now offers a layout that will suit the needs of a wide range of buyers including first time buyers, families and downsizers.





The ground floor includes two large living rooms, a third room that can be either a living room or bedroom, a fitted kitchen and a luxury bathroom. Upstairs, there are two further double bedrooms one featuring an en-suite shower room.

Externally, there is plenty of driveway parking, a substantial carport and a garage. The rear garden enjoys a high level of privacy with a large patio area and a lawn.

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

The property is leasehold for 999 years from 1958. Ground rent is payable of £10 per year.

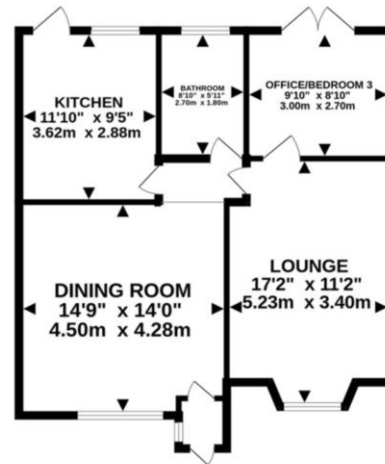
COUNCIL TAX

Band C. Cheshire West & Chester.

EPC RATING

Current D.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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