



**GASCOIGNE  
HALMAN**

CEDAR AVENUE, SUTTON WEAVER, A REFURBISHED AND EXTENDED  
SEMI-DETACHED HOUSE WITH GOOD SIZED REAR GARDEN

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THE AREAS LEADING ESTATE AGENT





| A RECENTLY REFURBISHED SEMI-DETACHED HOUSE WITH GOOD SIZED REAR GARDEN

## CEDAR AVENUE, SUTTON WEAVER, A REFURBISHED AND EXTENDED SEMI-DETACHED HOUSE WITH GOOD SIZED REAR GARDEN

**£310,000**

**A superbly presented family home, recently the subject of extensive, high grade refurbishment throughout and with a stylish orangery extension to the rear creating fabulous open plan living.**

Since 2019, the house has been completely refurbished throughout with the works including a large orangery extension to the rear, a superb kitchen with high end built in appliances.

The house has a light modern look enhanced by a tasteful decorative theme. The ground floor includes an entrance hallway and a separate lounge. The kitchen is fitted with a range of units in a smart gloss white finish with quartz worktops and a large central peninsula. There is a built in induction hob and extractor, two built in fan assisted ovens, a warming drawer and a microwave, built in fridge, freezer and dishwasher.

The orangery allows natural light to flood in through the roof lantern and wide sliding doors opening onto the rear garden. The room is used as a dining and sitting room. A utility room has space for laundry appliances and there is a separate WC.







The first floor has two spacious double bedrooms and a study/nursery. The shower room has been newly refitted with high quality contemporary style fittings. The loft has been converted into a spacious and adaptable area and it is currently in use as a bedroom. It should be noted that planning permission and building regulation approval has not been obtained but the works have been completed to a high standard.

The property has double glazed windows and doors. Gas fired central heating is installed with a new boiler fitted in 2019.

The front garden has been redesigned and it now provides a gated block paved driveway offering ample off road parking. There is also an EV charging point. The good sized rear garden is not overlooked and has a large area laid to lawn.

#### **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.

#### **DIRECTIONS**

From the centre of Frodsham, proceed up High Street, A56, and follow into Bridge Lane. Continue over the swing bridge and proceed along Chester Road to Sutton Weaver. Upon reaching Sutton Weaver, turn left onto Station Avenue. Turn left onto Beech Road and first right onto Cedar Avenue. The property will be seen on the right hand side.

#### **TENURE**

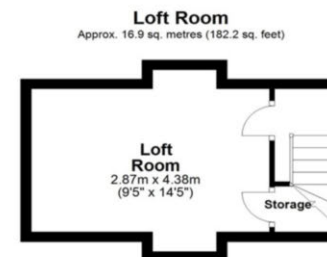
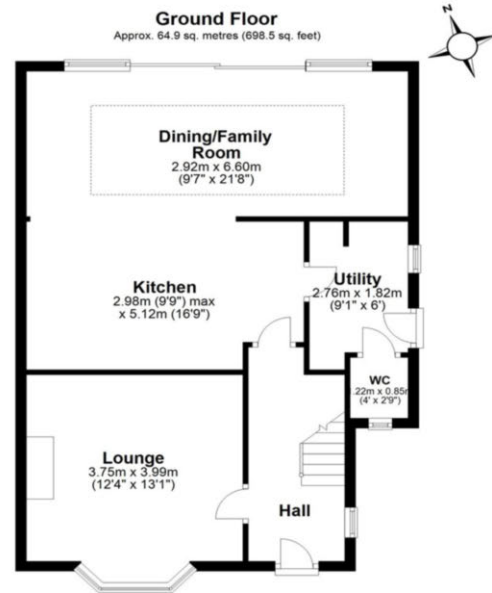
Freehold

#### **COUNCIL TAX**

Band C. Cheshire West & Chester.

#### **EPC RATING**

Awaited



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)

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