



HINCHLIFFE
HOLMES



2 SUTTON CHANCELLOR



GROUND FLOOR

Entrance Hall
Lounge
Dining Room
Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom Two - En-suite
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

OUTSIDE

Parking
Gardens

SECOND FLOOR

Bedroom One - En-suite

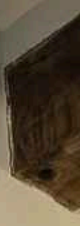
2 SUTTON CHANCELLOR

Aston Lane | Sutton Weaver | WA7 3FX

Located in this sought-after location in Sutton Weaver, this five bedroom barn conversion is beautifully presented throughout. Benefitting from accommodation set over three floors with the top floor reserved for the master suite. This is further complimented with two reception rooms downstairs alongside off road parking and private landscaped garden.

Sutton Weaver is a small village in the civil parish of Sutton, Cheshire West and Chester. Approximately two miles from the market town of Frodsham; Sutton Weaver benefits from easy access to all local amenities and local transport links, as well as the River Weaver running through the village. Described as 'a hamlet within inhabited countryside', Sutton Weaver offers a rural, village way of life, whilst remaining within easy and convenient striking distance of major cities, such as Liverpool, Manchester and Chester.





















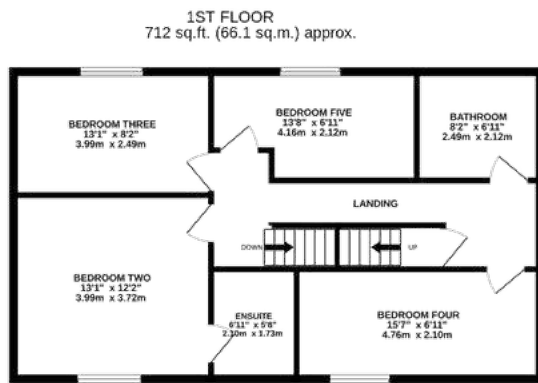
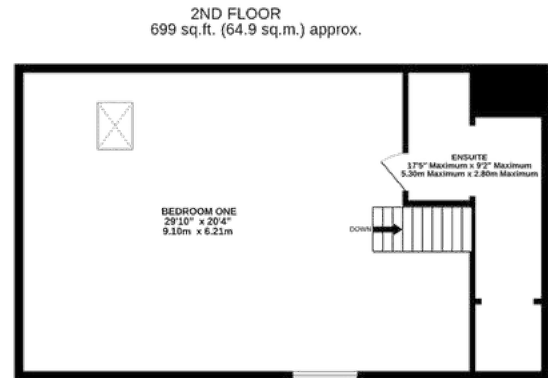
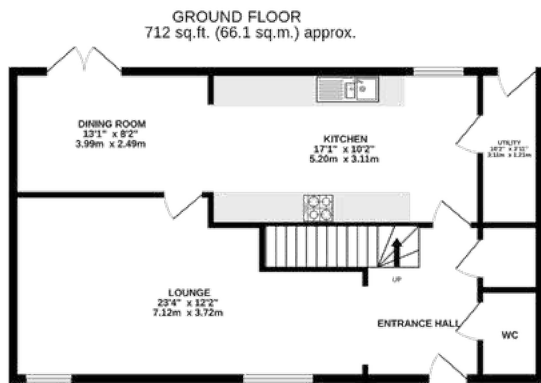












TOTAL FLOOR AREA : 2122 sq.ft. (197.2 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, oil central heating and septic tank are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION


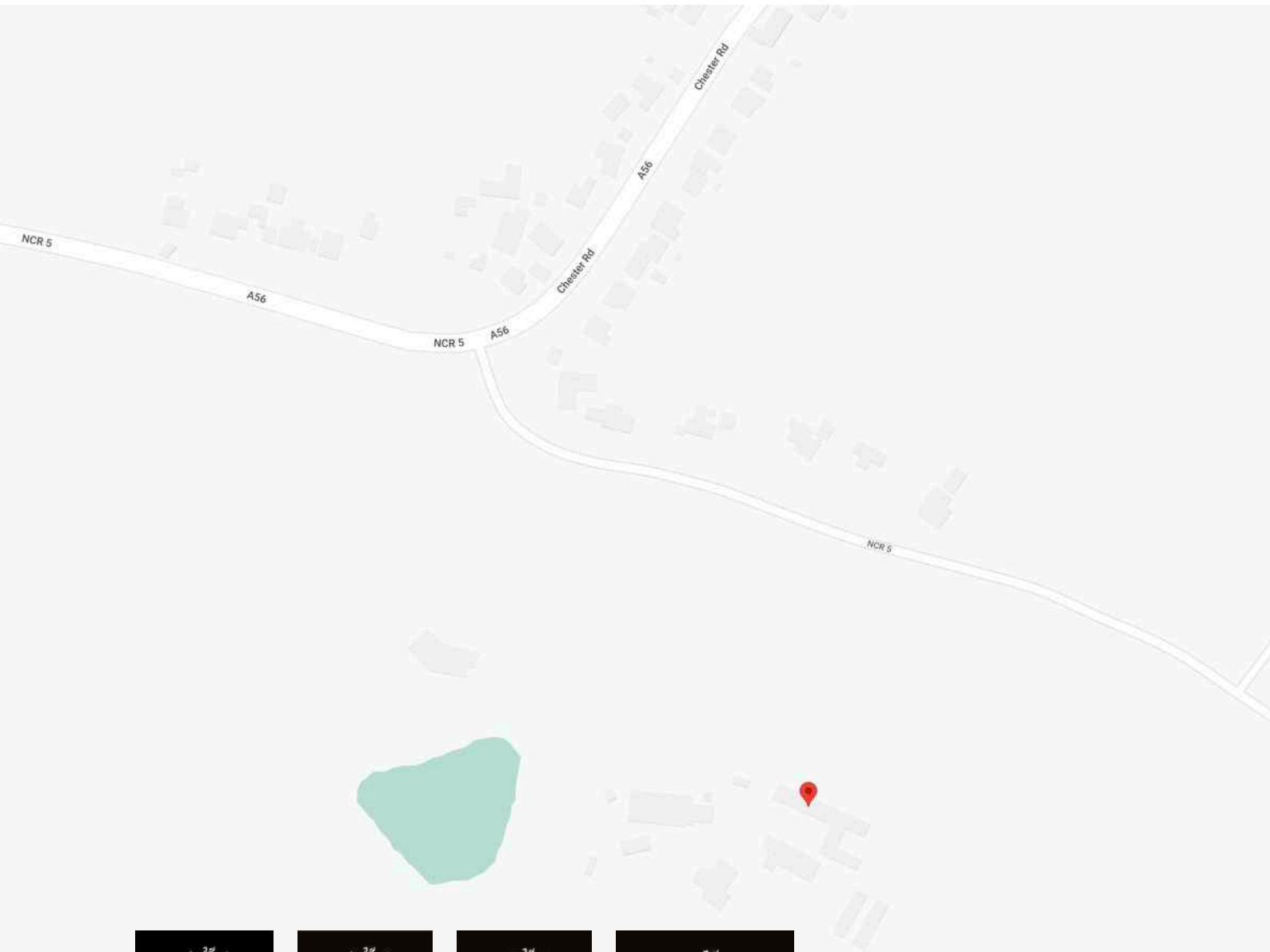
Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes 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 Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2021-2022




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& NORTH WEST

GOLD



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LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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