



**GASCOIGNE  
HALMAN**

HAWESWATER CLOSE, CLOUGHWOOD

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THE AREAS LEADING ESTATE AGENT



## HAWESWATER CLOSE, CLOUGHWOOD

**£245,000**

**A detached bungalow enjoying an end of cul-de-sac position within a popular area, and offering well presented, spacious and versatile accommodation.**

The property has accommodation configured to make the most of the private rear garden. The lounge, kitchen and conservatory interconnect to create a modern living environment with the conservatory having an insulated roof and doors opening directly onto the garden. This results in a great entertaining area and indoor/outdoor living in warmer months.





There are three bedrooms plus a useful study/nursery. There is a recently re-fitted bathroom with modern fittings. Double glazed windows are fitted and a gas fired central heating system is installed.

There is plenty of parking to the front and a private rear garden includes Indian stone paving and artificial grass for ease of maintenance.

### **LOCATION**

This property is located on the edge of Runcorn and is only 2 miles from the centre of Frodsham. The location is also well placed for access to a wide range of local services including two well regarded primary schools (Hillview and Beechwood Primary), and a community centre with swimming pool. There are shopping facilities available at Runcorn Shopping City and Trident Retail Park. Other local attractions include Runcorn Park and Castle, Brindley Theatre and Norton Priory.

The area benefits from excellent road, rail and motorway links with crossings over The Mersey Gateway costing just £10 per year for Halton residents. Chester, Warrington, Liverpool and Manchester are all within commuting distance. Regular services from Runcorn train station run to London and Liverpool.

### **TENURE**

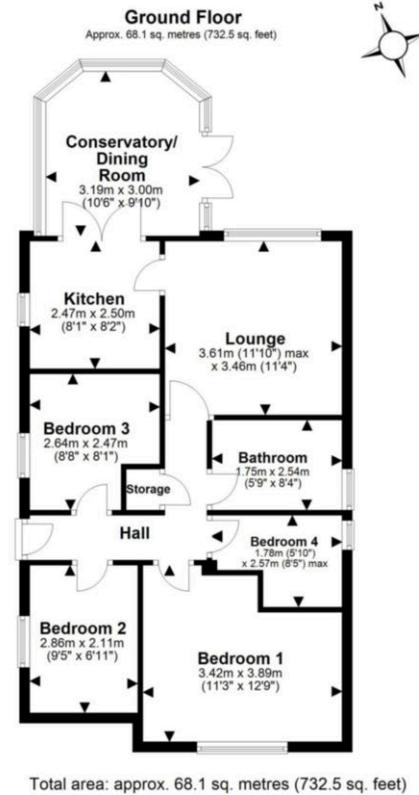
Freehold

### **EPC RATNG**

Current D

### **COUNCIL TAX**

Current C. Halton Borough Council.



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