



**GASCOIGNE  
HALMAN**

48 CHESTER ROAD, SUTTON WEAVER

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THE AREAS LEADING ESTATE AGENT



## 48 CHESTER ROAD, SUTTON WEAVER

**Offers in Region of £300,000**

**A 1930's semi-detached dormer bungalow set in Sutton Weaver village, with open rural views to the rear and spacious, versatile accommodation over two floors.**

The house has been well maintained and is being offered for sale for the first time in many decades.

It can be lived in and enjoyed from day one but does offer potential for some updating and personalisation. The present layout is good with flexible space making it well suited to couples and families.





## DESCRIPTION

There are two spacious living rooms on the ground floor plus a modern kitchen/breakfast room, a double bedroom and a large bathroom. There are two further bedrooms on the first floor that were added in the early 1980's. There is scope for future development, subject to planning consent being granted.

The house is set back and elevated from Chester Road with plenty of parking to the front and an attached single garage. The rear garden is private with patio area and lawn and it backs on to open greenbelt farmland.

## 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

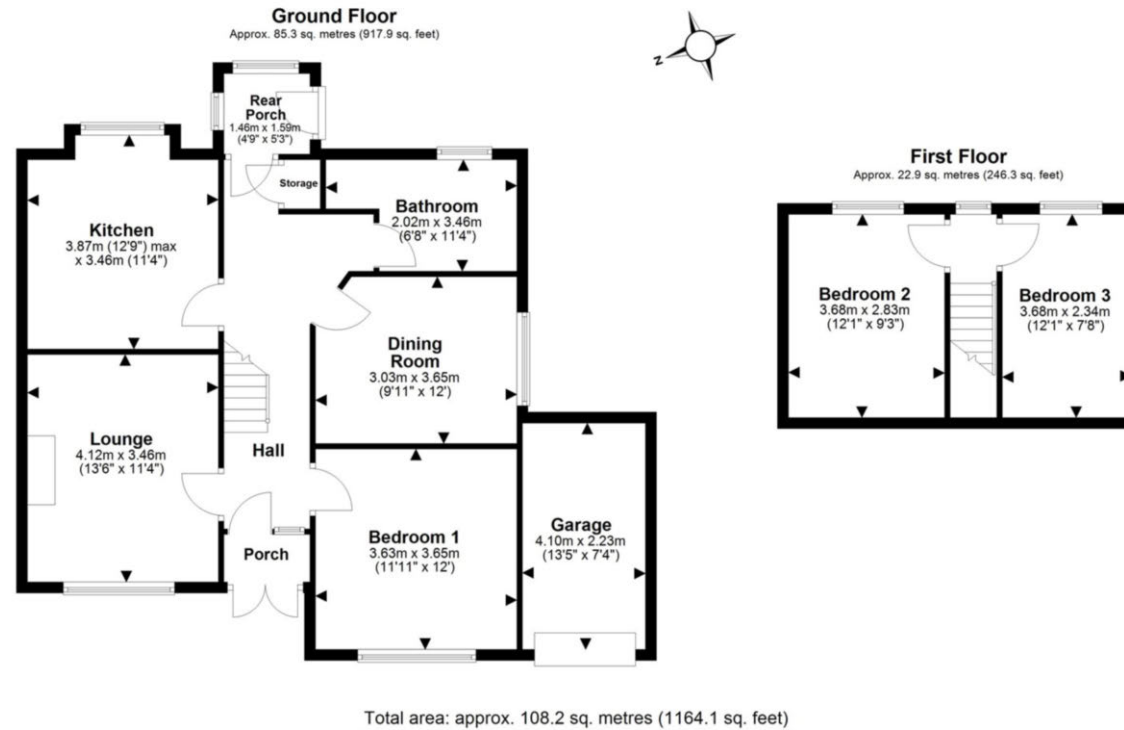
The property is Leasehold for the residue of an initial 999 year terms from 1937. Ground rent has not been collected for many years.

## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Current D.



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

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