

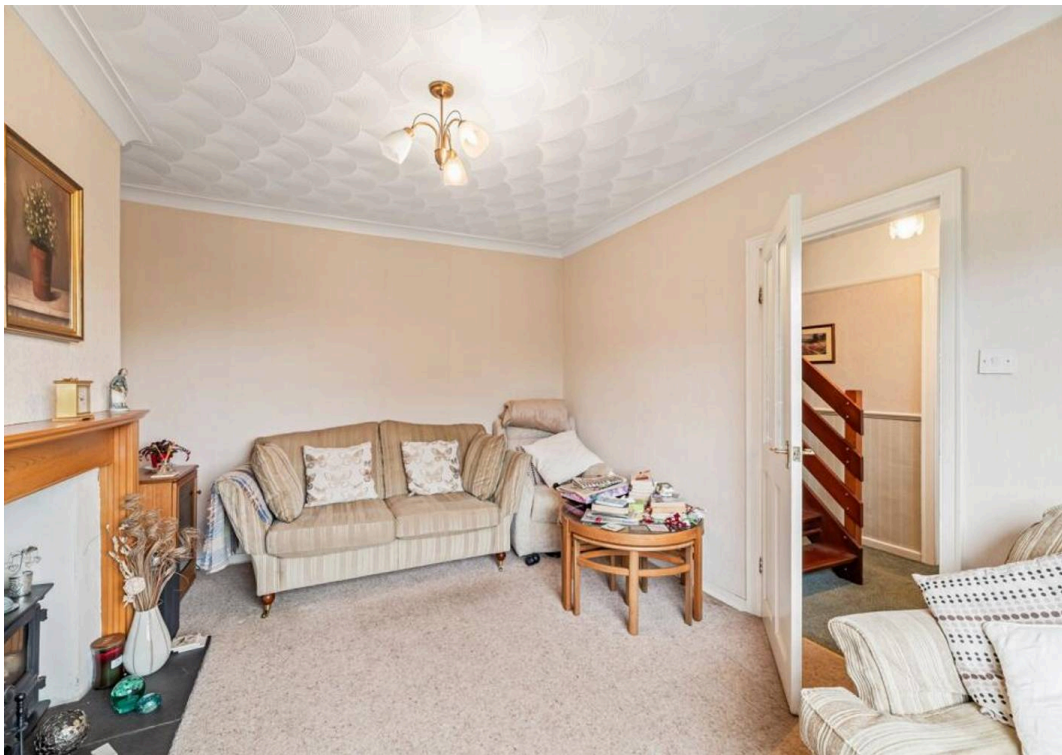


48 Chester Road, Sutton Weaver
Runcorn

Offers in Region of £280,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



48 Chester Road

Sutton Weaver, Runcorn

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.

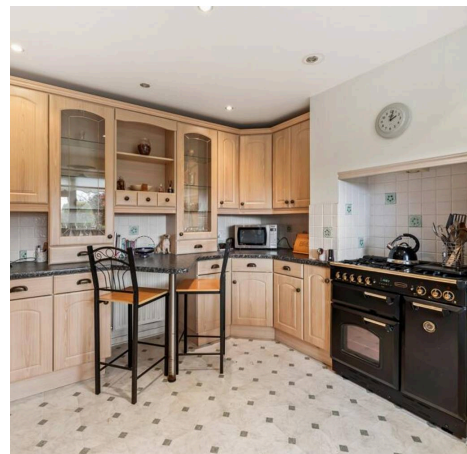
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 1930's Built Semi-Detached Dormer Bungalow
- Spacious and Versatile Accommodation
- Well presented Throughout
- Two Living Rooms and Three Bedrooms
- Ample Parking and Garage
- Private Garden with Open Rural Views



48 Chester Road

Sutton Weaver, Runcorn

DESCRIPTION

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. 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.

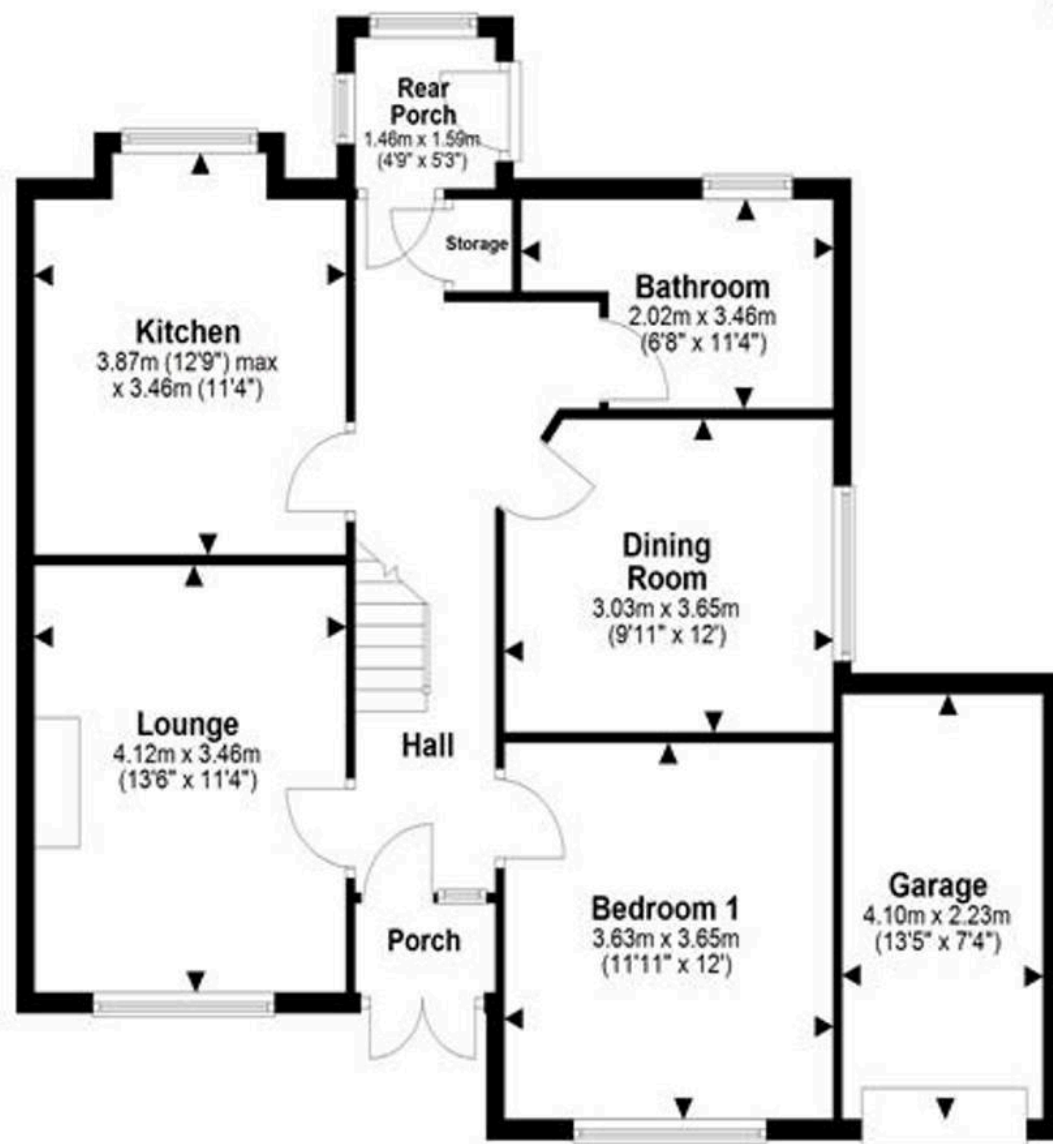
The house is set back and elevated from Chester Road with plenty of parking to the front and an attached single garage. The rear garden is private with patio area and lawn and it backs on to open greenbelt farmland.

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.



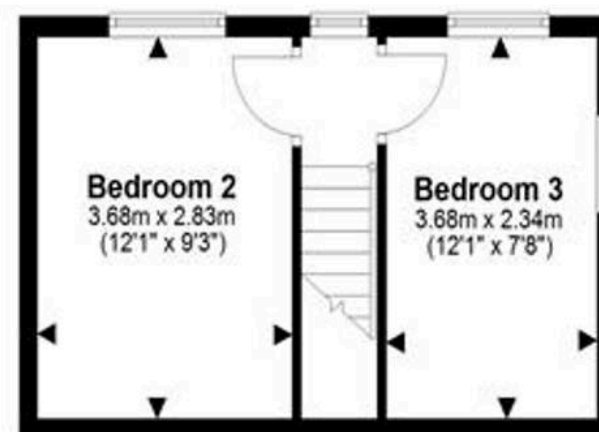
Ground Floor

Approx. 85.3 sq. metres (917.9 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



Total area: approx. 108.2 sq. metres (1164.1 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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