



**Ashbrook Avenue, Sutton Weaver Runcorn WA7 3HD**

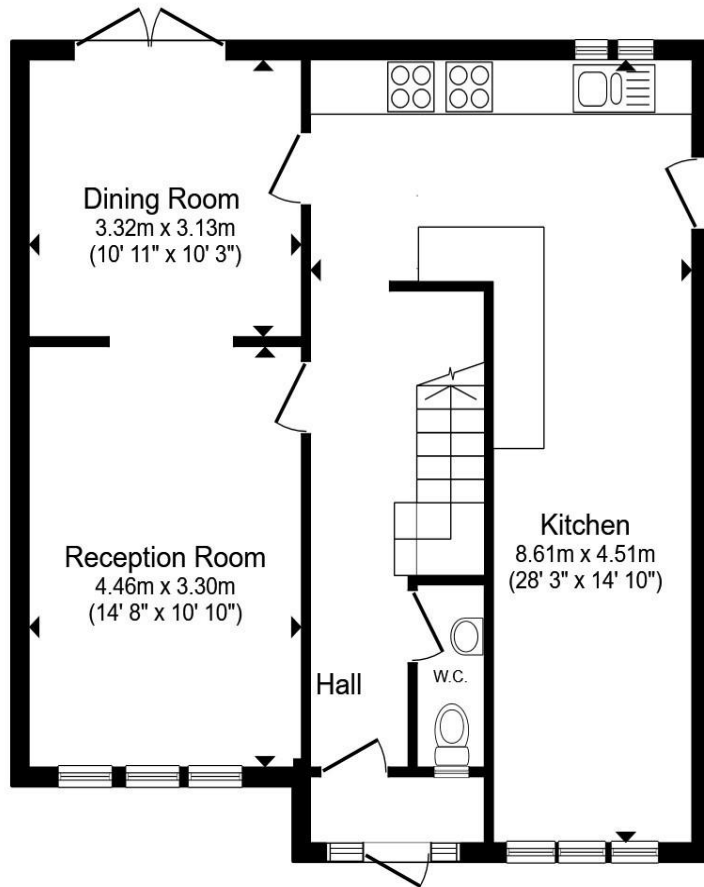
**welcome to**

**Ashbrook Avenue, Sutton Weaver Runcorn**

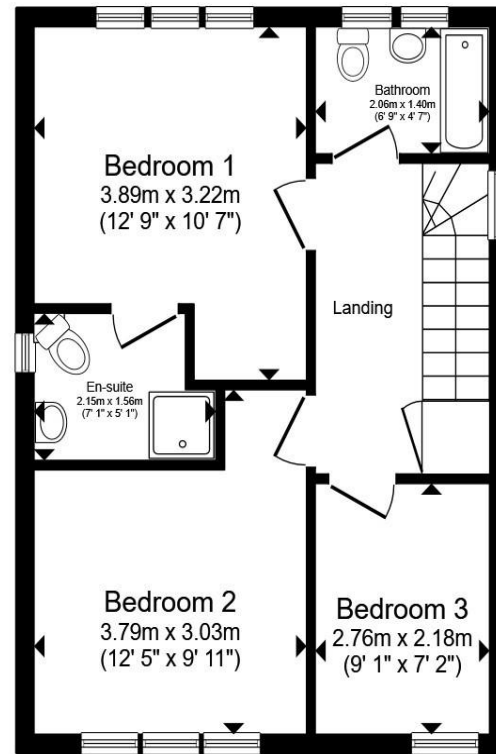
Swetenhams is delighted to showcase this detached home ideal for the flexible needs of the family.

This property is located within the desirable residential area of 'Sutton Weaver'. Set in an elevated position, this sort of space is rarely found at this price point.





**Ground Floor**



**First Floor**

- Hall**
- W.C**
- Kitchen**
- Reception Room**
- Dining Room**
- Landing**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Bathroom**

Total floor area 106.5 m<sup>2</sup> (1,146 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Ashbrook Avenue, Sutton Weaver Runcorn

- Superb detached home
- Ideal for family occupation
- Three bedroom accommodation
- 28' L'shaped kitchen
- Two further reception rooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/FRM109436](https://swetenhams.co.uk/Property/FRM109436)



Property Ref:  
FRM109436 - 0006

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