



**Chester Road, Sutton Weaver Runcorn WA7 3EB**

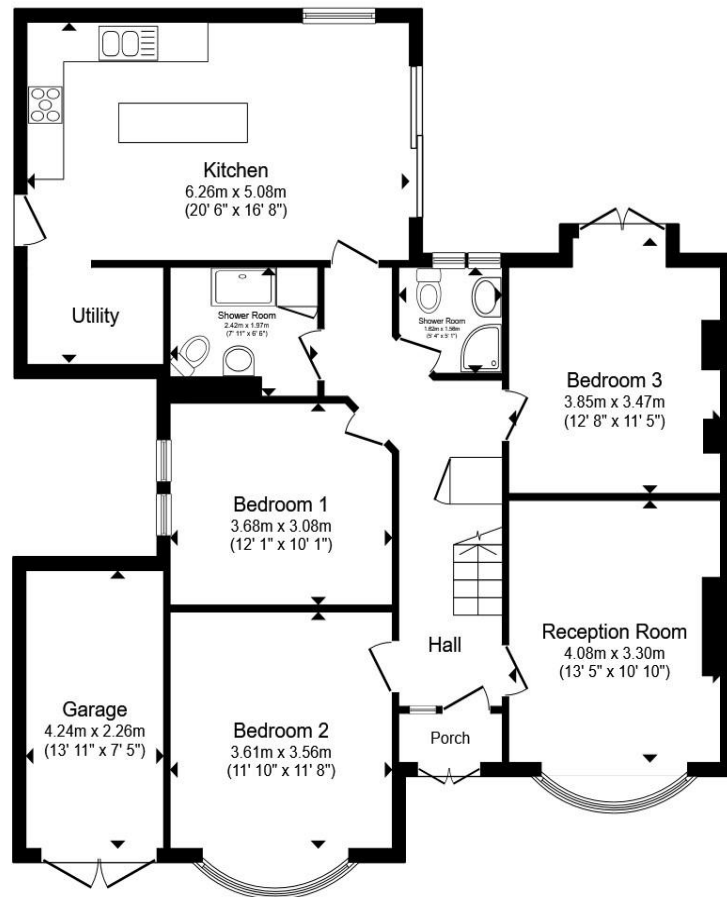


**welcome to**

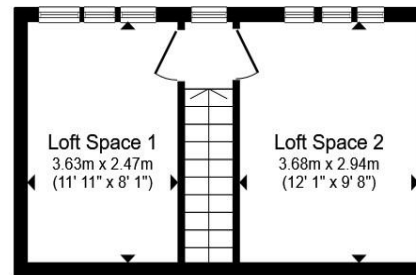
**Chester Road, Sutton Weaver Runcorn**

A semi detached family home, comprising of porch, lounge, three ground floor bedrooms, one bathroom, one shower room, large spacious kitchen with pantry, garage and gardens to the front and back with rural views.





**Ground Floor**



**First Floor**

Total floor area 136.1 m<sup>2</sup> (1,465 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)

## Entrance

## Lounge

13' 5" x 10' 10" ( 4.09m x 3.30m )

## Bedroom One

12' 1" x 10' 1" ( 3.66m x 3.05m )

## Bedroom Two

11' 10" x 11' 8" ( 3.61m x 3.56m )

## Bedroom Three

12' 8" x 11' 5" ( 3.86m x 3.48m )

## Kitchen & Utility

20' 6" x 16' 8" ( 6.25m x 5.08m )

## First Floor Loft Space One

11' 11" x 8' 1" ( 3.63m x 2.46m )

## First Floor Loft Space Two

12' 1" x 9' 8" ( 3.68m x 2.95m )

**welcome to**

## **Chester Road, Sutton Weaver Runcorn**

- Semi detached home.
- Three ground floor bedrooms.
- Open plan kitchen/dining area.
- Working fire.
- Open aspect to rear.

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1937.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FRM109505 - 0004

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