

18 Beech Road, Sutton Weaver

Runcorn

£240,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY




DOWNFALL





18 Beech Road

Sutton Weaver, Runcorn

A semi-detached bungalow set within a much sought after village, with open countryside nearby, convenient for access to Frodsham and excellent transport links.
Council Tax band: C

Tenure: Leasehold

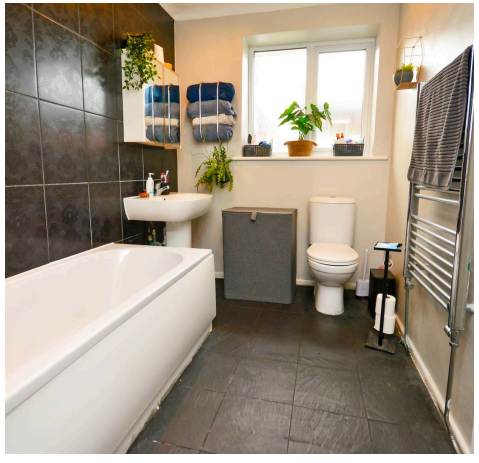
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-Detached Bungalow
- Popular Village Location
- Close to Open Countryside and Transport Links
- Two Ground Floor Bedrooms and Loft Conversion Upstairs
- Garage and Ample Driveway Parking
- Private West Facing Rear Garde









18 Beech Road

Sutton Weaver, Runcorn

An attractively presented semi-detached bungalow set within a popular, well established residential area. The property represents an excellent opportunity to families, couples and downsizers too as it provides easy to manage accommodation and space that can be adapted to suit individual needs. The extended and improved accommodation includes a hallway, good sized living room, fitted kitchen with adjacent dining room/conservatory, two ground floor bedrooms and a modern bathroom plus a further double bedroom loft conversion on the upper floor.

Brick built garage and ample driveway parking. Secluded West facing rear garden.

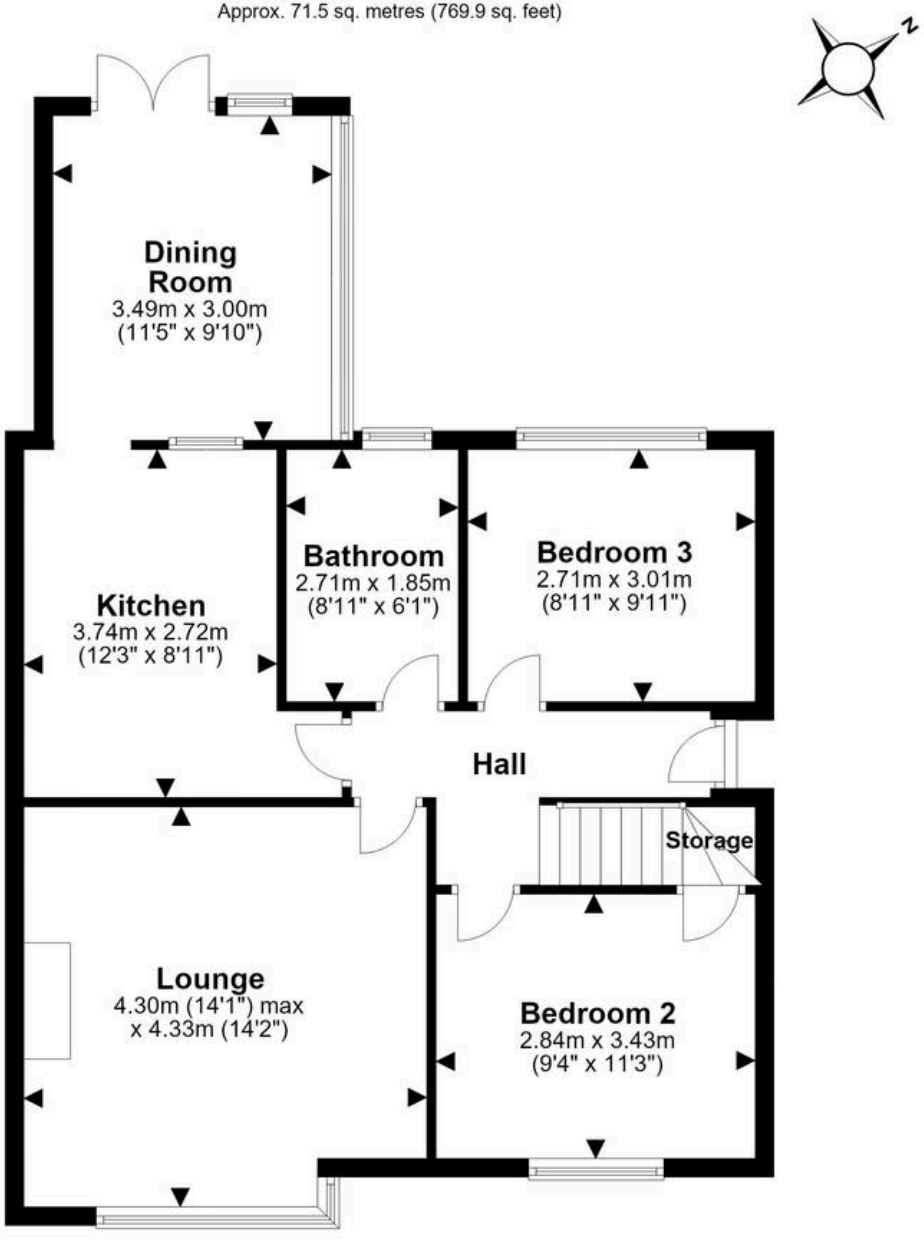
LOCATION

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.



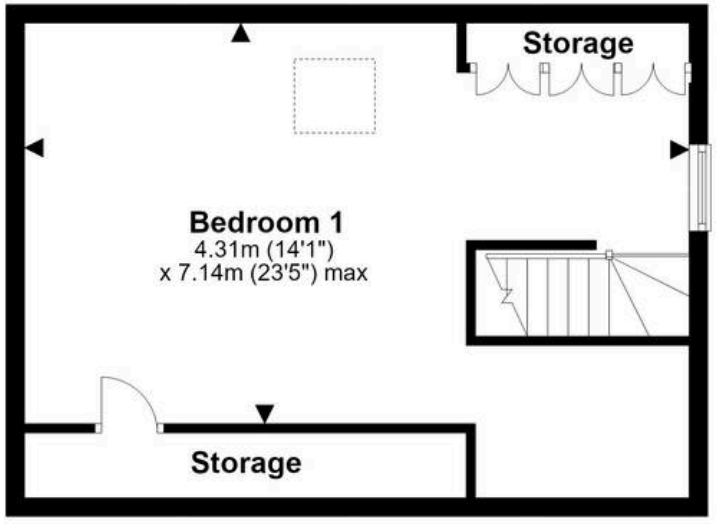
Ground Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 12.1 sq. metres (129.7 sq. feet)



Main area: Approx. 107.9 sq. metres (1161.8 sq. feet)

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