



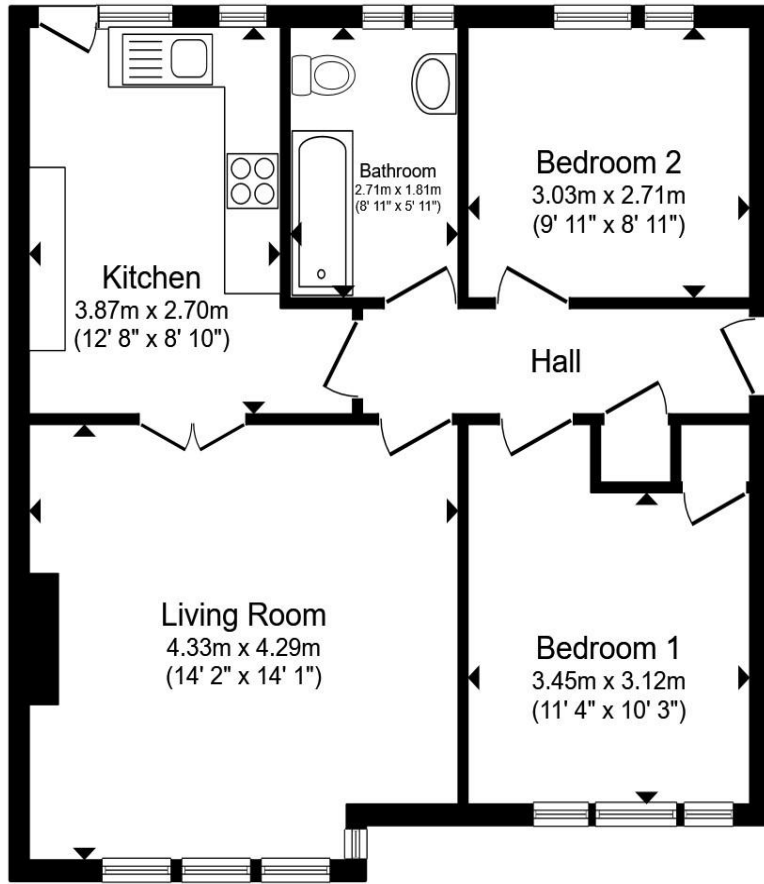
Cedar Avenue, Sutton Weaver Runcorn WA7 3ET

welcome to

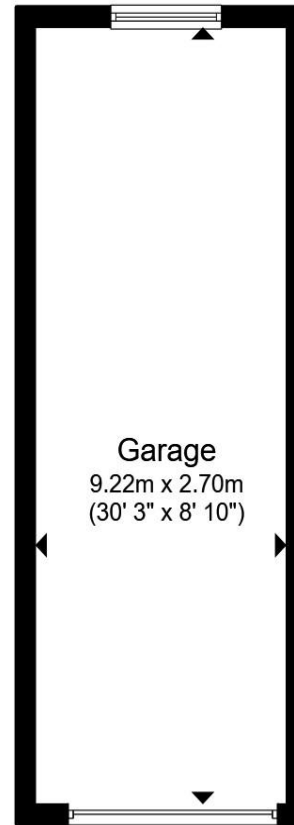
Cedar Avenue, Sutton Weaver Runcorn

Swetenhams is delighted to showcase this semi detached bungalow enjoying an enviable location within this established residential area. The internal accommodation is well presented. Externally the generous plot provides gardens to front and rear.





Floor Plan



Garage

- Hall**
- Living Room**
- Kitchen**
- Bedroom 1**
- Bedroom 2**
- Bathroom**
- Garage**

Total floor area 83.0 m² (894 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



welcome to

Cedar Avenue, Sutton Weaver Runcorn

- Semi detached bungalow
- Two bedroom accommodation
- Fitted kitchen
- Large lounge
- Generous plot

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Nov 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/FRM109743](https://www.swetenhams.co.uk/Property/FRM109743)



Property Ref:
FRM109743 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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swetenhams



01928 732626



frodsham@swetenhams.co.uk



Froda House, 113 Main Street, FRODSHAM,
Cheshire, WA6 7AB



[swetenhams.co.uk](https://www.swetenhams.co.uk)