



Lady Richeld Close, Sandymoor Runcorn, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Beautiful Garden
- Neutral Decor
- Garage
- Large Driveway
- Four Bedrooms
- Popular Location
- Fitted Wardrobes
- Ample Living Space
- Freehold

DESCRIPTION

A stunning turn key, detached home located in the ever popular Sandymoor. Boasting ample living space with two reception rooms as well as four spacious bedrooms and a gorgeous garden, this home is perfect for the growing family. Being within close proximity to great transport links and with local schools nearby, this ready to move into property is not to be missed!

Entry into the home is via the welcoming hallway which provides access to all areas of the ground floor, with a warm and inviting atmosphere as soon as your step through the door. The light and airy lounge looks out to the front of the home whilst the dining room enjoys views of the beautiful garden. Completing the ground floor is a modern and sleek kitchen along with a handy utility room, a convenient WC and under stair storage.

To the first floor, you are presented with four great sized bedrooms and a family bathroom. Bedroom one, two and four are all home to fitted wardrobes. Bedroom one celebrates an En-suite bathroom. This property offers modern amenities and a contemporary feel throughout and has been well looked maintained to the highest of standards.



GARDEN

One of the highlights of this property is the beautiful garden, ideal for relaxing outdoors or hosting gatherings with family and friends, during the warm summer months. Imagine enjoying a cup of tea in the serene surroundings of your own garden! The front of the home celebrates a manicured lawn as well as a large driveway and a garage.

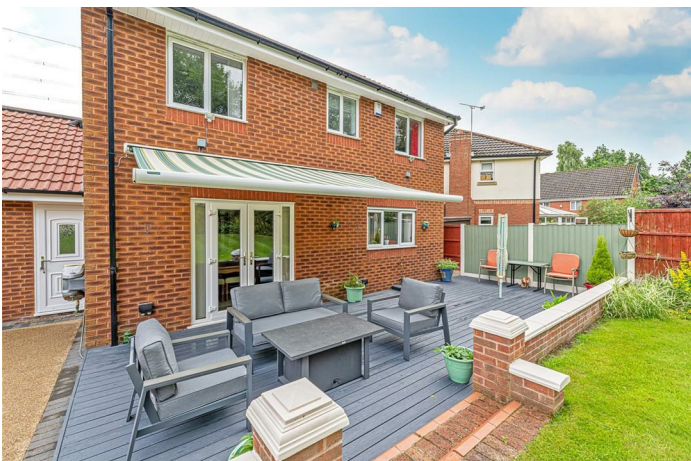
SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.29m x 3.56m Lounge
- 3.01m x 3.56m Dining Room
- 3.88m x 3.55m Kitchen
- 2.79m x 1.59m Utility Room
- 1.27m x 1.59m WC
- 5.30m x 5.07m Garage

FIRST FLOOR

- Landing
- 4.81m x 3.54m Bedroom One
- 1.55m x 2.54m En-suite
- 3.68m x 3.55m Bedroom Two
- 3.49m x 2.65m Bedroom Three
- 2.41m x 2.67m Bedroom Four
- 2.41m x 1.80m Bathroom



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

LOCATION

Sandymoor is a modern village which lies between Warrington and Runcorn. Locally there are stunning family walks and a children's play area. There is also a new secondary school in the local vicinity. Sandymoor is conveniently located for access to the M56 and to the Silver Jubilee Bridge or Runcorn Bridge.

DISTANCES

- Moore 1 mile walk
- Stockton Heath 4 miles
- Runcorn Town Centre 4 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 18 miles via M56
- Manchester City Centre 25 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Halton Borough Council
Council Band: E
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.

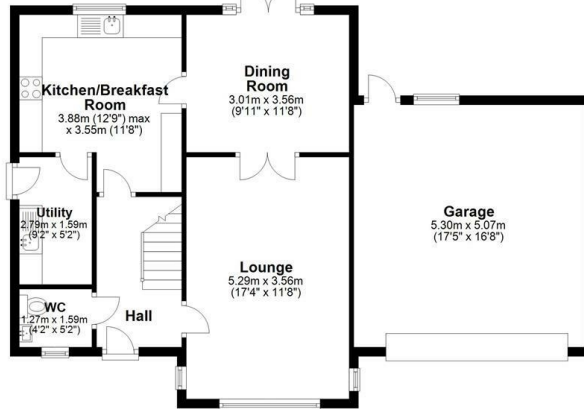




IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

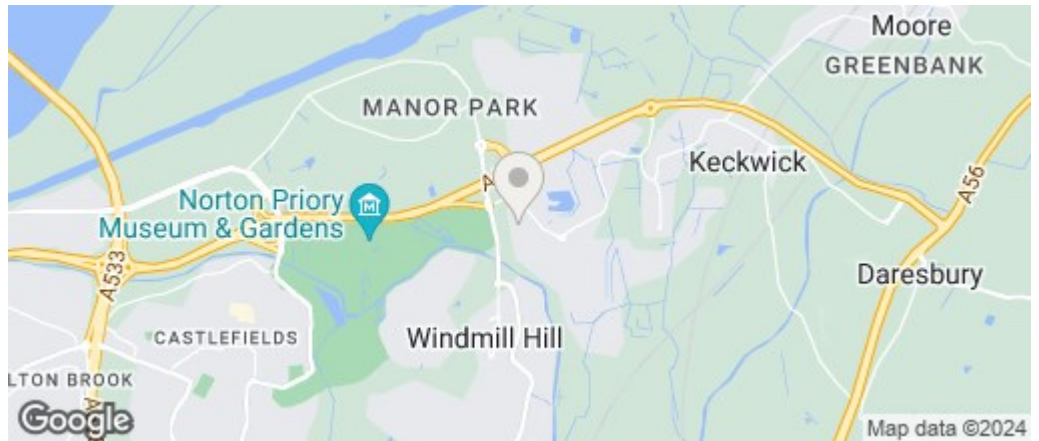
Ground Floor
Main area: approx. 56.4 sq. metres (607.4 sq. feet)
Plus garages, approx. 26.9 sq. metres (289.2 sq. feet)



First Floor
Approx. 56.6 sq. metres (609.6 sq. feet)



Main area: Approx. 113.1 sq. metres (1217.0 sq. feet)
Plus garages, approx. 26.9 sq. metres (289.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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