



Lutterworth Avenue, Runcorn, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold Title
- Four Bed Detached
- Modern Decor
- Driveway and Garage
- Open Plan
- Solar Panels
- Ample Storage Space
- Close To Amenities
- Sought-After Location
- Family Home

INTERIOR

Offered for sale with a freehold title, we proudly present this stunning four bedroom detached home that combines modern living with practicality, ideal for families and professionals alike. Situated in a desirable neighbourhood, the property boasts a generous open-plan kitchen and dining area with integrated appliances, and stunning views of the rear garden. The ground floor also boasts a spacious lounge that is flooded with array of natural light and a statement log burning fire that enhances the warm and welcoming atmosphere this home has to offer! A separate utility room, WC, spacious garage, and under-stairs storage ensure all your belongings have their place. Upstairs, four well-proportioned bedrooms provide comfort and flexibility, with bedroom one featuring built-in wardrobes and an En-suite bathroom. The other bedrooms also benefit from fitted wardrobes and are perfect for children, guests, or a home office. A contemporary family bathroom completes the upper floor providing all the necessities for your daily routine.

GARDEN

To the front of this home you will benefit from serene views of mature trees, creating a peaceful and picturesque setting to enjoy nature's beauty. The rear garden boasts lush greenery, and mature plants with a central seating area available for your morning coffee! This home boasts a driveway and garage situated to the rear.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1GB (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.

GENERAL INFORMATION

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

Contents, Fixtures and Fittings

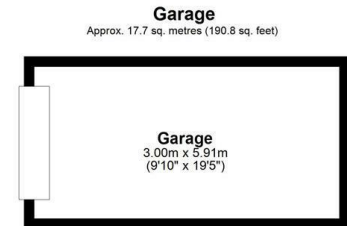
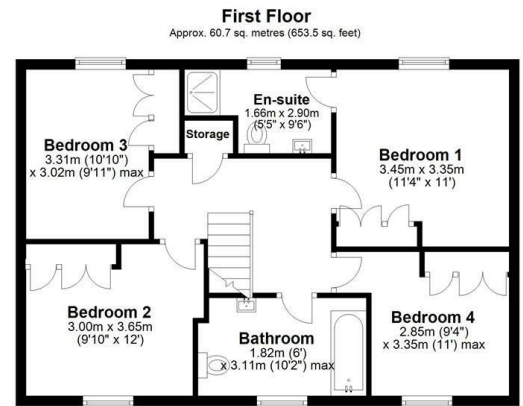
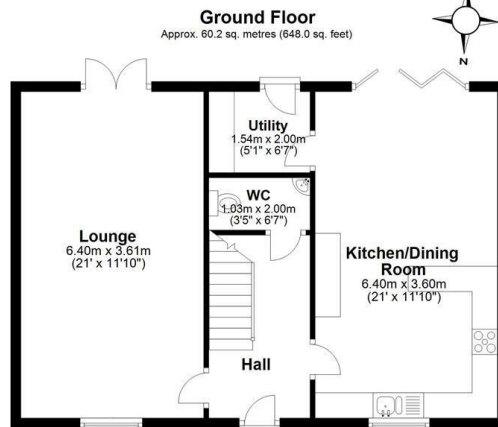
Not included in the asking price.
Items may be available under separate negotiation.



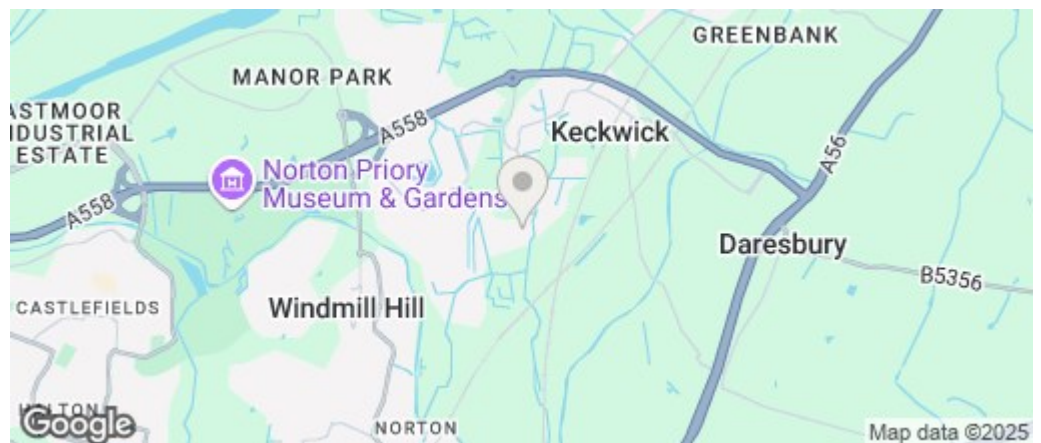


IMPORTANT NOTICE

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.



Total area: approx. 138.6 sq. metres (1492.4 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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070