

Your local property experts

Adams
residential sales



**Exceptional Detached
Residence
Six Bedrooms**



**Extended
Ideal Family Home**



**Cul-De-Sac Position
No Onward Chain**

10 Stone Cross Drive
Widnes, WA8 9DL

**Offers in Excess
of £500,000**

Adams Estate Agents are delighted to market this superb six bedroom detached residence, that has been dramatically improved by the current vendors into a particularly spacious, contemporary family home. The property is sure to interest the family market, originally built by Redrow the house occupies an enviable position in probably the most sought after cul-de-sac on the Upton Rocks development. Features include storm porch, welcoming entrance hall, cloaks/w.c., lounge, study, play room and most impressive high specification breakfast kitchen/family room with bi-folding doors to the garden to the ground floor. Landing, six bedrooms (five doubles) , four with en-suite facilities and family bathroom to

Ground Floor

Entrance Hall

Accessed via storm porch, laminate flooring, central heating radiator and stairs to the first floor.

Cloaks/W.C.

Laminate flooring, fitted with a two piece suite, central heating radiator and UPVC window to side.



Lounge 21' 6" x 12' 4" (6.55m x 3.76m)

Laminate flooring, feature fire, central heating radiators and UPVC window to front.

Study 11' 3" x 7' 9" (3.43m x 2.36m)

Laminate flooring, central heating radiator and UPVC window to front.



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Play Room 12' 5" x 8' 8" (3.78m x 2.64m)
Tiled under floor heating, UPVC doors to garden.



First Floor



Breakfast Kitchen/Family Room 22' 10" x 20' 5" (6.95m x 6.22m)

Tiled under floor heating, fitted with luxury Stuart Frazer 'SieMatic' kitchen, Corian work surfaces, space for appliance, Induction hob with extractor canopy over, inset sink and mixer taps, recessed spotlights, bi-folding doors to garden and two Velux windows.

Landing

Central heating radiator, access to bedrooms and family bathroom to the first floor.

Utility Room 8' 6" x 8' 2" (2.59m x 2.49m)

Tiled flooring, space for appliances, matching base and wall units, central heating radiator, wall mounted central heating boiler and door to side.

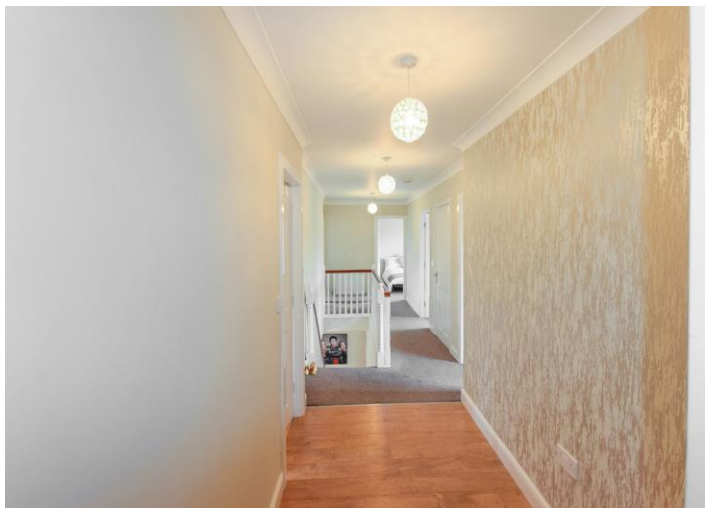


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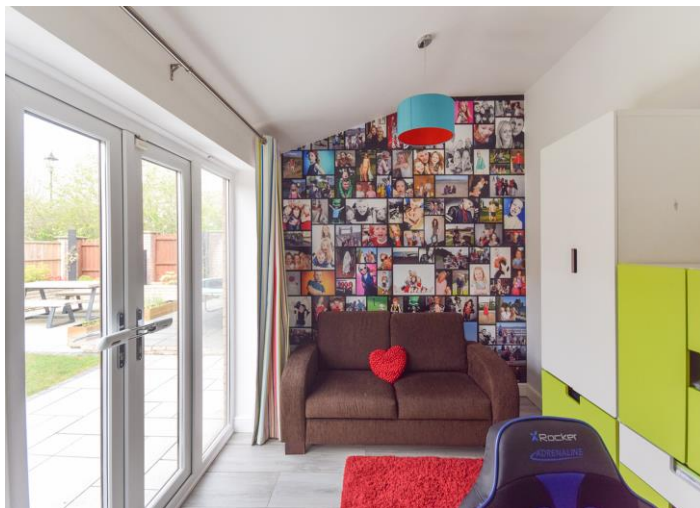
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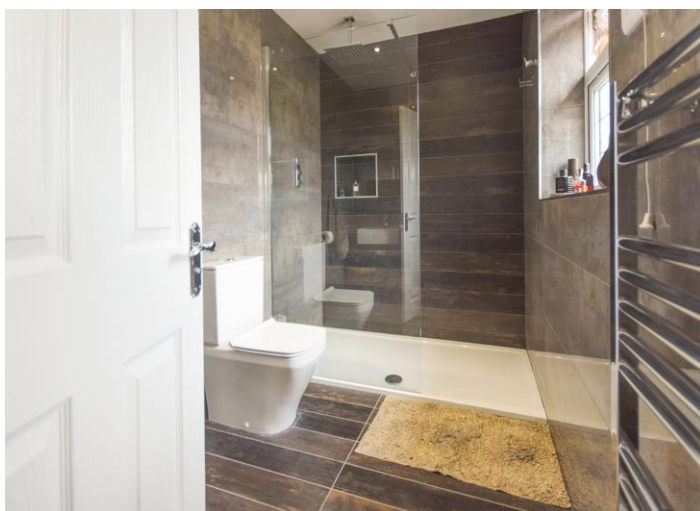
Bedroom 1 14' 11" x 11' 8" (4.54m x 3.55m)
Central heating radiator, fitted wardrobes, UPVC window to side and front.



En-Suite
Porcelanosa tiling and three piece suite, recessed spotlights and UPVC window to front.



Bedroom 2 12' 7" x 10' 4" (3.83m x 3.15m)
Fitted wardrobes, central heating radiator and UPVC window to front.



En-Suite 2



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Registered office 53 Albert Road, Widnes, WA8 6JS

VAT Registration No. 582 2476 27

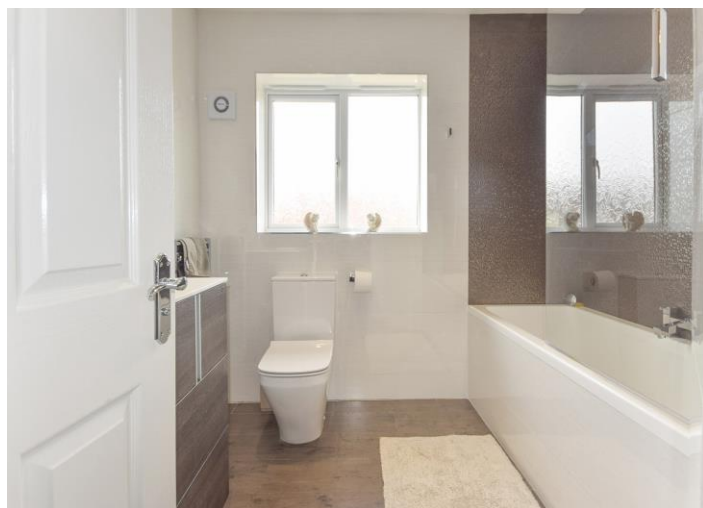
Registered in England No. 05232172

Fitted with a three piece suite, central heating radiator and UPVC window to rear.



Bedroom 3 12' 2" x 12' 6" (3.71m x 3.81m)

Laminate flooring, central heating radiator and UPVC window to rear.



Jack & Jill En-Suite

Tiled throughout, fitted with contemporary three piece suite, heated towel rail and UPVC window to side.



Bedroom 4 12' 0" x 9' 5" (3.65m x 2.87m)

Laminate flooring, central heating radiator and UPVC window to front.



Bedroom 5 10' 8" x 8' 5" (3.25m x 2.56m)

Laminate flooring, fitted wardrobes and UPVC window to rear.



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Bedroom 6 9' 6" x 6' 0" (2.89m x 1.83m)

Laminate flooring, fitted wardrobes and UPVC window to front.



Rear Garden

Patio area, ideal for entertaining, laid to lawn with planted borders.

Solar Panels

Owned by the property and generating an income.

Viewing

Via the Widnes office on 0151 420 4055.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.



Family Bathroom

Porcelanosa tiling and three piece suite, recessed spotlights, heated towel rail, and UPVC window to front.

Externally

Double Garage

Double Garage with power and light, tarmacadam driveway to front.



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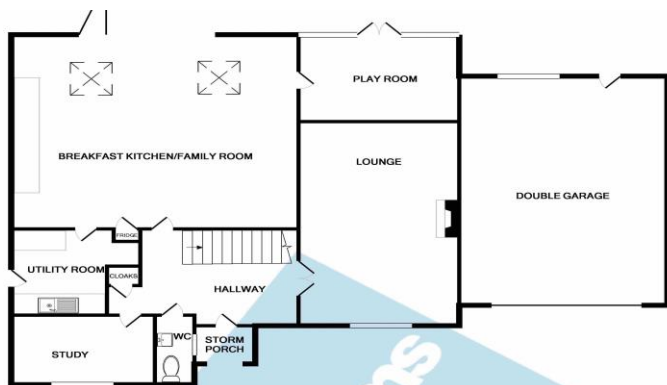
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GROUND FLOOR
APPROX. FLOOR
AREA 1501 SQ.FT.
(139.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1109 SQ.FT.
(103.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2610 SQ.FT. (242.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Performance Certificate

HM Government

10, Stone Cross Drive, WIDNES, WA8 9DL

Dwelling type: Detached house

Date of assessment: 17 April 2019

Date of certificate: 17 April 2019

Reference number: 8231-7824-3060-1023-1996

Type of assessment: RdSAR, existing dwelling

Total floor area: 179 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,997

Over 3 years you could save

£ 561

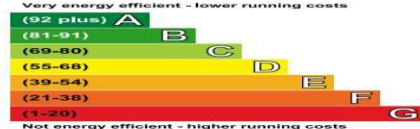
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 483 over 3 years	£ 300 over 3 years	
Heating	£ 2,055 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 459 over 3 years	£ 231 over 3 years	
Totals	£ 2,997	£ 2,436	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£75	£ 153
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 279
3 Solar water heating	£4,000 - £6,000	£ 129

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.