



**GASCOIGNE
HALMAN**

1 ELY PARK, SANDYMOOR

THE AREAS LEADING ESTATE AGENT



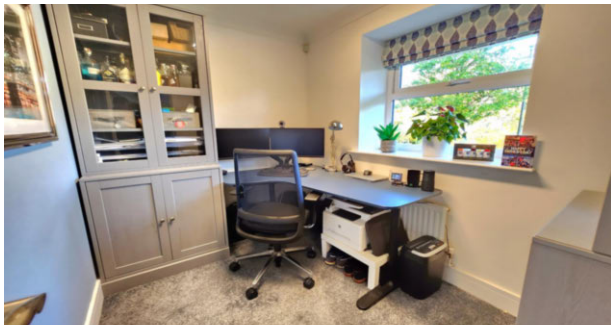
1 ELY PARK, SANDYMOOR

- £545,000

An immaculately presented, sizeable family house offering well proportioned flexible accommodation throughout. Considerably improved three receptions rooms, five double bedrooms and two bath/shower rooms. Privately positioned in a sought after cul de sac with landscaped gardens to the rear. The property is located in close proximity to Sandymoor Lake, country walks and open spaces, yet convenient for Daresbury and Stockton Heath villages, schools and good access to the motorway network.



Ely Park is a sought after quiet, private cul de sac in Sandymoor. This vastly extended detached family home is over 2000sqft and provides accommodation comprising, large open welcoming, entrance hall with downstairs WC and access to the lounge opening into the dining room, which leads into the stunning modern kitchen having large central island and breakfast bar with seating for up to 8 people and underfloor heating, separate study and utility room.



To the first floor are five double bedrooms with the principal bedroom boasting a dressing room and larger than average en-suite shower room plus a family bathroom, both with underfloor heating.

Externally there is parking for several vehicles with electric charging point, a large double garage with electric up and over roller doors. The rear garden has been landscaped with several patio seating areas and enjoys a south westerly sunny aspect which is not overlooked from the rear.

LOCATION

Sandymoor is situated on the old road out of Moore village and is its own community with a high school, shops and vets. Moore village is a picturesque conservation area and is well served by shops and restaurants with excellent schooling in Daresbury, Stockton Heath and Runcorn. The property is conveniently situated within two miles of the motorway network at junction 11 of the M56 and there are main line railway stations in Runcorn, Runcorn East and Warrington.

DIRECTIONS

SAT NAV: WA7 1XG

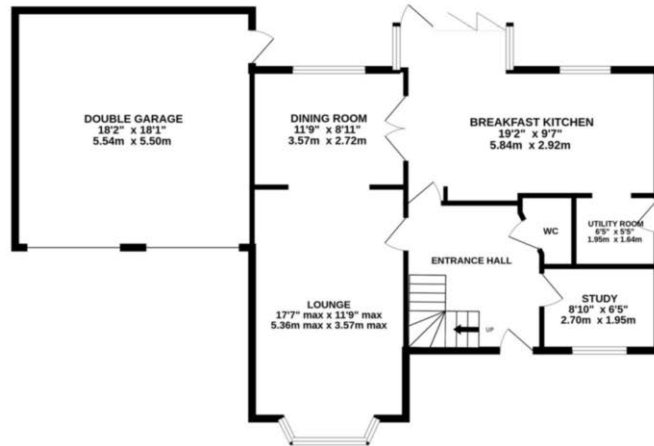
TENURE

Freehold

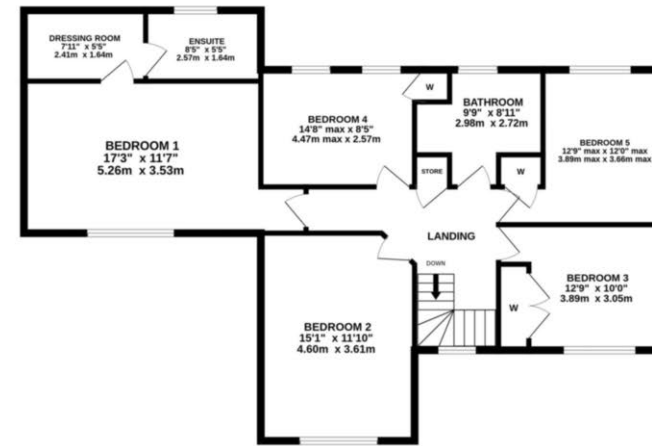
LOCAL AUTHORITY

Halton BC - Tax Band F

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2133 sq.ft. (198.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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