



**GASCOIGNE
HALMAN**

42 PARTINGTON SQUARE, SANDYMOOR

THE AREAS LEADING ESTATE AGENT



42 PARTINGTON SQUARE, SANDYMOOR

A fantastic four bedroom and three bathroom townhouse with spacious accommodation throughout, single garage and stunning first floor sun terrace. Situated in a quiet location, the property itself is presented to a very high standard and is ready for a buyer to move straight into with the minimum of effort.

In brief the accommodation comprises entrance hallway with stairs leading to the first floor and useful understairs storage. An amazing kitchen/diner is fitted with a contemporary range of units with integrated appliances and quartz worktops with downlighting. A dining space gives space within the bay window for table and chairs. The kitchen opens into a family room with log burner and bi-folding doors to the rear garden. A utility room and DWC complete the ground floor.





To the first floor there is a good size lounge with double doors to the sun terrace. The terrace is laid with decking and provides space for dining under an attractive pergola and is enclosed with wrought iron railings. A double bedroom is accompanied by an en-suite shower room.



To the second floor there are a further three bedrooms with fitted wardrobes along with the family bathroom and master en-suite shower room.

Externally the property has driveway parking within a gated car port which leads to the single detached garage with up and over door. A rear garden is laid with easy to maintain artificial grass and patio for outside dining.

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 1LW

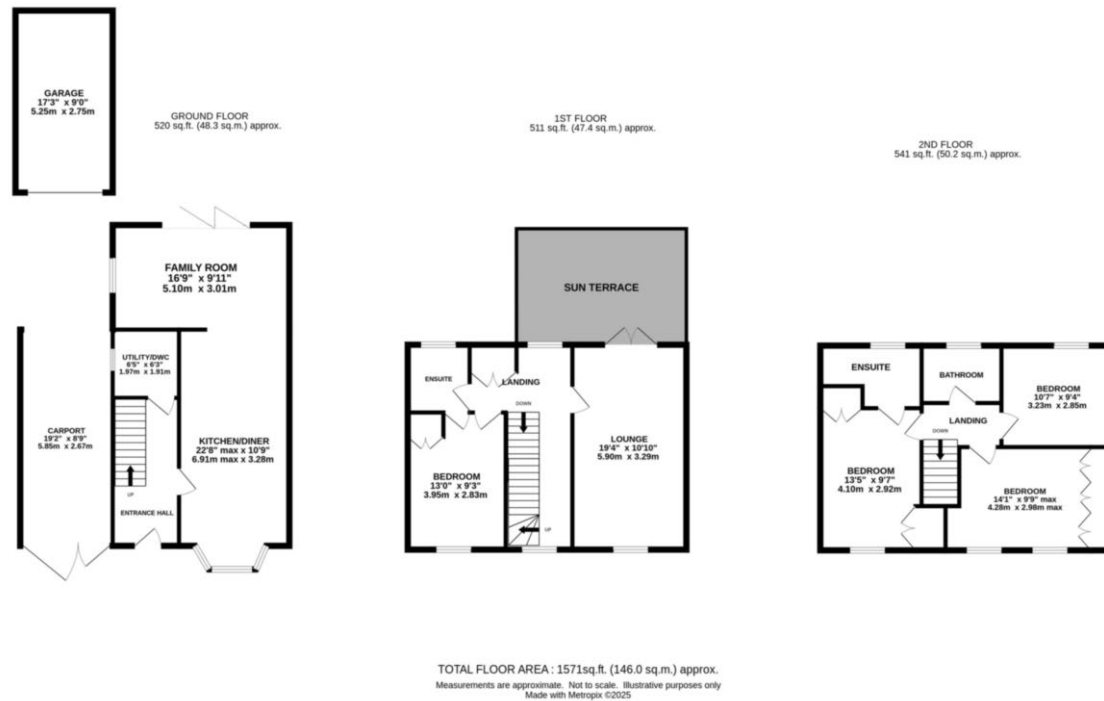
TENURE

Freehold

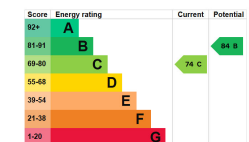
LOCAL AUTHORITY

Halton BC - Tax Band E





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