



**GASCOIGNE
HALMAN**

32 HOLFORD MOSS, SANDYMOOR, RUNCORN

THE AREAS LEADING ESTATE AGENT



32 HOLFORD MOSS, SANDYMOOR, RUNCORN

£415,000

An impressive detached house with well designed, spacious accommodation and an interior packed with quality and style.

This detached house has been owned and loved by the current owners since 2006. It has been subject to ongoing investment and enhancement over the years including a quality fitted Kutschenhaus kitchen with high end appliances, the addition of a garden room with insulated roof, fitted wardrobes to the main bedroom, new composite front door, tasteful decor and quality floor coverings.

The property has a wide frontage with plenty of driveway parking and a single garage. The garden to the rear is a particular highlight thanks to being South facing and enjoying decent privacy for a modern development which is further enhanced by shrubs and trees. There is a patio, lawn and flower beds.





DESCRIPTION

The ground floor of the home consists of an entrance hall with cloakroom/WC, spacious living room with feature fireplace and flame effect gas fire. There is a useful study, dining room that is open plan to a lovely garden room.

The stylish kitchen was fitted in 2022 by Kutschenhaus and includes high end built in appliances.

The first floor offers four bedrooms, all of good proportions, with the principal bedroom and bedroom 2 enjoying fitted wardrobes. There is an en-suite shower room to the main bedroom and a separate family bathroom.

LOCATION

Sandymoor is a sought after area of Runcorn offering a range of quality family homes and great sense of community. The location is set amidst maturing parkland and open spaces and has a growing range of local services and amenities including popular schools and local shops. Stockton Heath, Frodsham and Runcorn are all easily accessible with a wide selection of shopping, recreational and leisure facilities. The excellent road, rail and motorway connections enable daily commuting to Liverpool, Warrington, Chester, Manchester and beyond.

TENURE

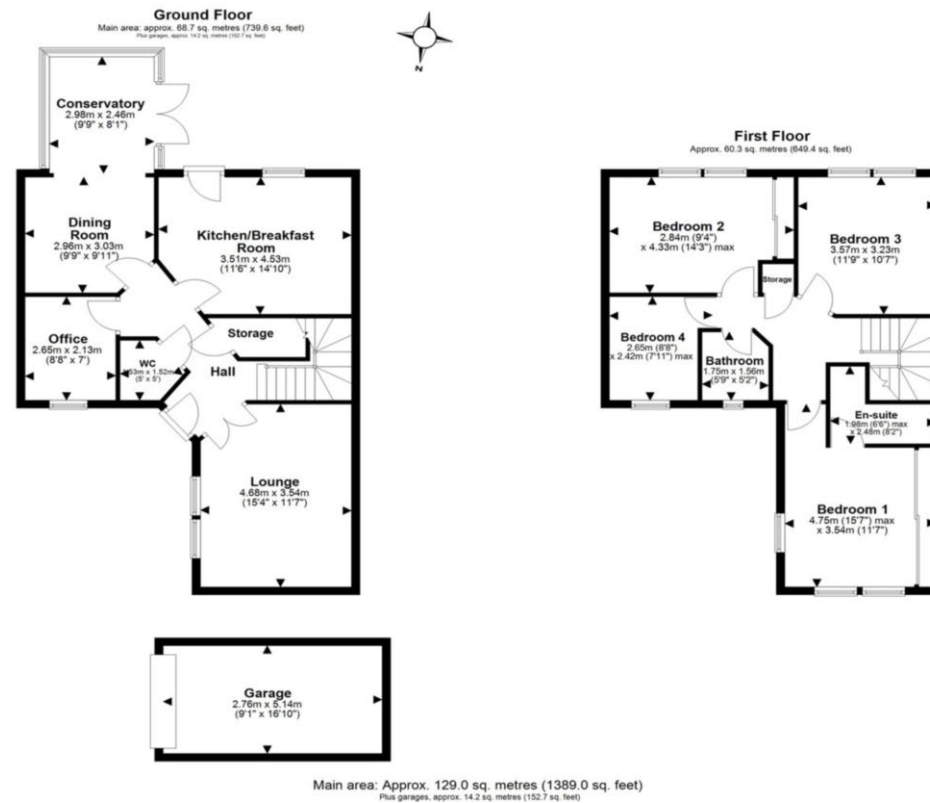
Freehold.

COUNCIL TAX

Band E. Halton Borough Council.

EPC RATING

Current C.



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