



**GASCOIGNE  
HALMAN**

HOLFORD MOSS, SANDYMOOR, RUNCORN

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THE AREAS LEADING ESTATE AGENT



## HOLFORD MOSS, SANDYMOOR, RUNCORN

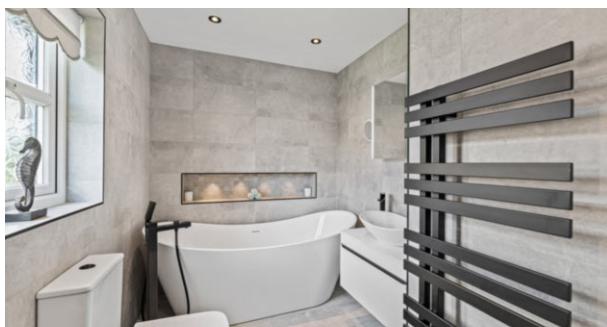
**£515,000**

**A distinctive, well designed and substantial detached family home with immaculately presented, spacious accommodation, enjoying a prime position in a sought after area of Sandymoor.**

Built in 2006 to an appealing, elegant design with quality materials, this superior detached house commands an enviable position within this sought after pocket of Sandymoor. It is on the edge of the development, approached over a wide driveway, framed by walled landscaped gardens.

The house itself is in excellent order throughout having been upgraded and enhanced in recent years. The versatile accommodation is arranged over three floors and extends to over 2000 sq ft (188 sq m), excluding the detached double garage.





## DESCRIPTION

Tastefully decorated, light filled rooms on the ground floor include a spacious through lounge, dining room/study and a superb, newly refitted luxury kitchen. There are quality cabinets, quartz worktops and high end built in appliances. Over the upper floors are five double bedrooms and two luxury, bathrooms, both having been refitted in the past year with high quality fitments and refined tiling.

The block paved driveway provides parking for multiple cars and leads to a detached double garage. The neatly kept gardens extend to three sides with patio areas, lawns and flower beds. A high quality Jacuzzi hot tub is available by separate negotiation.

Viewing is highly recommended.

## LOCATION

Sandymoor is a sought after area of Runcorn due to the 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

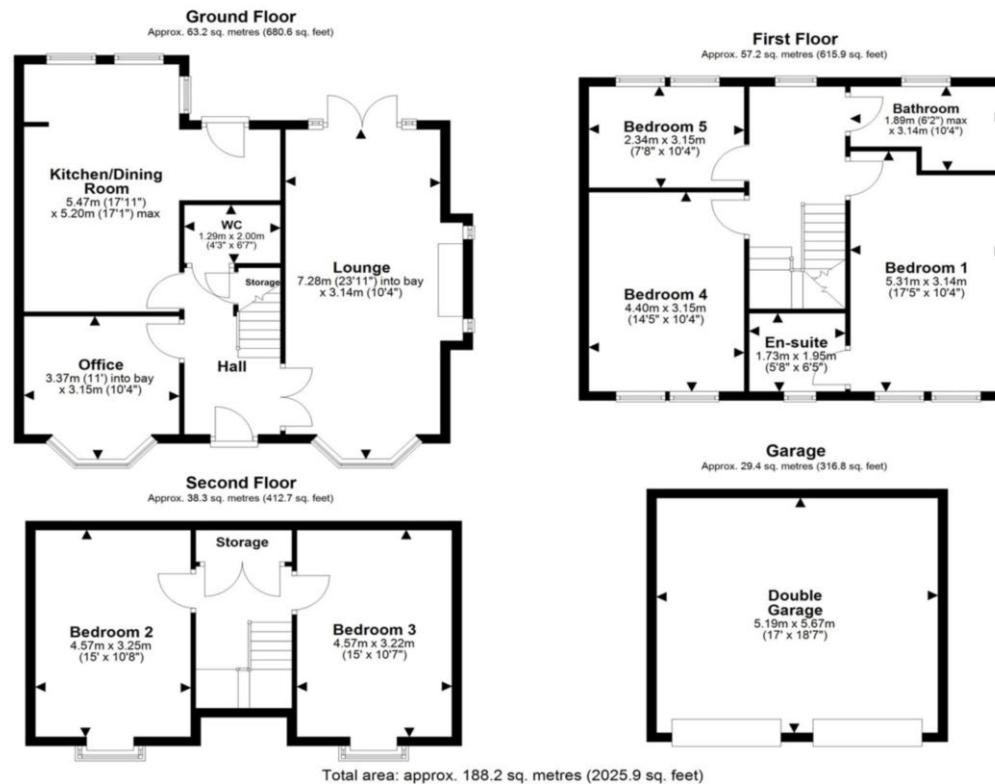
Freehold.

## COUNCIL TAX

Band F. Halton Borough Council.

## EPC RATING

Current - C.



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