



**GASCOIGNE
HALMAN**

8 REDACRE CLOSE, DUTTON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



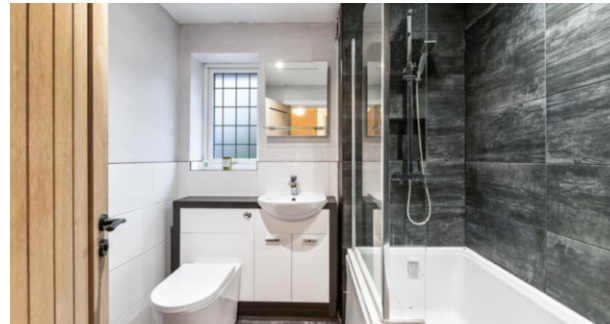
8 REDACRE CLOSE, DUTTON, WARRINGTON

Offers in Region of £400,000

An appealing detached house offering superbly presented, well designed accommodation enjoying a prime position within this sought after residential area, with private garden, backing onto natural woodland.

The property was built by Morris Homes in 2003 and over the years, it has been well cared for and subject continuous investment. Over the past two years, there have been some high quality improvements and enhancements and the layout has been modified to create a superb open plan kitchen/dining room, refitted with high quality cabinets and appliances.





DESCRIPTION

The whole house is presented in first class order throughout and includes an entrance hall with cloakroom/WC, a spacious lounge with fitted log burning stove. There is a separate study whilst the heart of the home is the good sized kitchen/dining room with doors opening onto the gardens.

The first floor includes four bedrooms and two smart bathrooms, one being en-suite. There is ample driveway parking and a brick built garage with storage area. The private rear garden has an Indian stone patio area extended to a covered outdoor entertaining area. There is a central lawn and the garden backs on to an area of natural woodland.

LOCATION

Dutton is a small semi-rural parish with a collection of mainly detached homes bordering open countryside. The location is ideal as it offers convenient access to Frodsham, Stockton Heath and Northwich which all offer a wide range of services. The motorway network can be accessed within a few minutes drive of the house and brings Manchester, Liverpool, Chester etc. within daily commuting distance. There are fast and frequent train services to London from local stations. Manchester International and Liverpool John Lennon Airports can both be reached normally in about twenty minutes by car.

TENURE

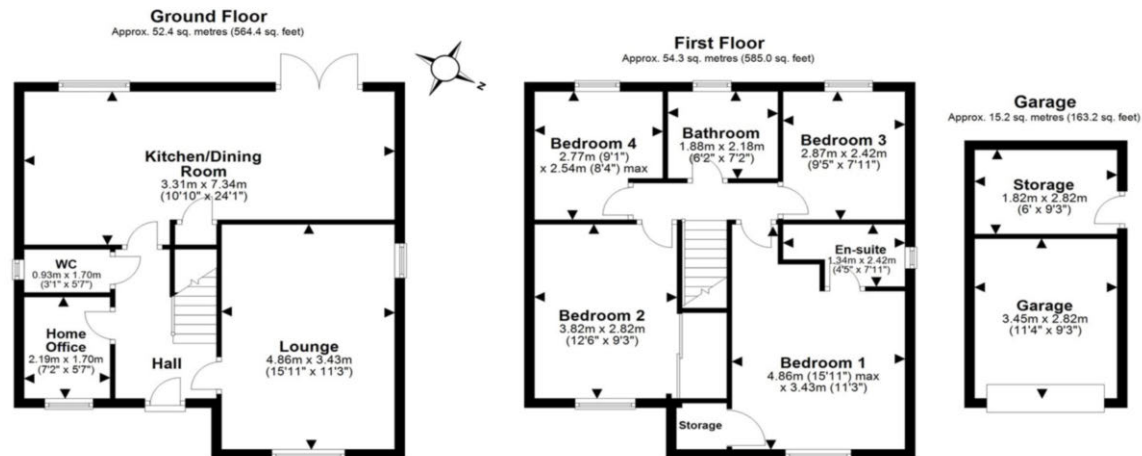
Freehold.

COUNCIL TAX

Band E. Halton Borough Council

EPC RATING

Awaited.



Total area: approx. 122.0 sq. metres (1312.7 sq. feet)

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