



**GASCOIGNE  
HALMAN**

4 NEWMORE LANE, SANDYMOOR, RUNCORN

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THE AREAS LEADING ESTATE AGENT





## 4 NEWMOORE LANE, SANDYMOOR, RUNCORN

**Offers Over £400,000**

**An impressive, substantially improved and modernised detached house enjoying a secluded position and private rear garden.**

Within recent years the property has been subject to a host of high quality and stylish improvements. The long list includes new windows and doors, fascias, the creation of a study, cloakroom and a boot/utility room, new luxury kitchen fittings and appliances, solid, insulated garden room roof replacement, custom built fitted wardrobes, new floorings, and landscaping of the rear garden.

The layout is ideal for those with growing families. It provides open plan and connected living spaces including a spacious lounge, superb kitchen/dining room and a garden room. This makes the layout ideal for larger gatherings and entertaining family and friends. The garden room also connects seamlessly onto the recently landscaped garden with superb patio area, outdoor kitchen and maintenance free artificial grass.





## DESCRIPTION

There is a separate home office and useful boot/utility room and a cloakroom. To the first floor are four excellent bedrooms and two bathrooms. Three of the bedrooms are fitted with bespoke wardrobes.

The house is set back in a secluded position, off Newmoore Lane. There is ample off road parking.

## 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

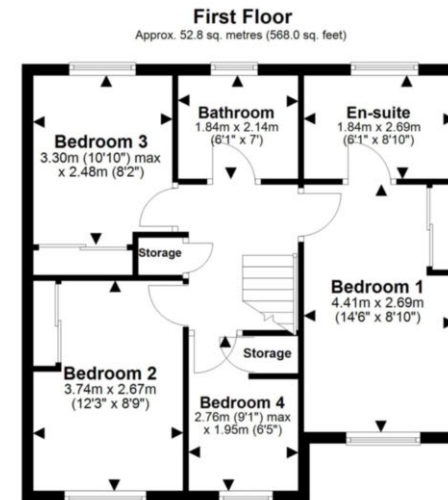
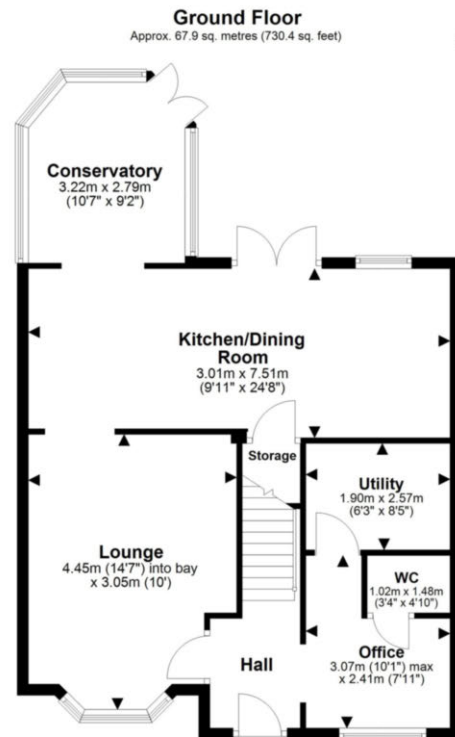
Freehold.

## COUNCIL TAX

Band E. Halton Borough Council.

## EPC RATING

Awaited.



Total area: approx. 120.6 sq. metres (1298.4 sq. feet)

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