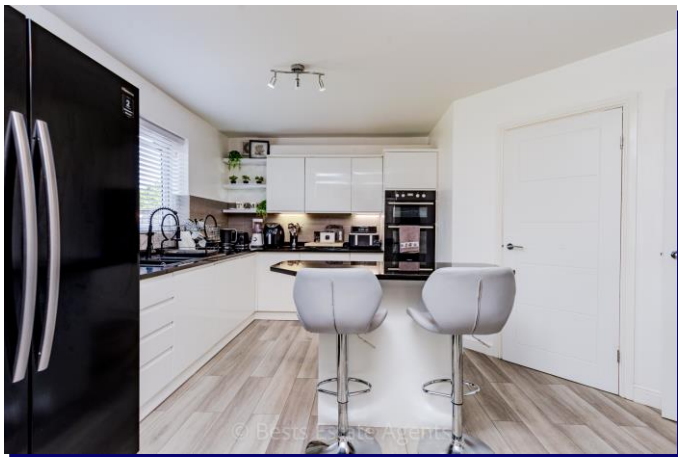


bp5607



6 Lady Richeld Close
Sandymoor
Runcorn
WA7 1XQ
4 Bed Detached House

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk

£440,000

Viewing Advised



6 Lady Richeld Close, Sandymoor Runcorn, Cheshire, WA7 1XQ

CUL DE SAC POSITION - GENEROUS PROPORTIONS - CLOSE TO SCHOOLING - AMPLE PARKING Perfectly positioned on the outskirts of Sandymoor stands this beautiful detached home which offers potential buyers a little more than the average detached home within this popular and highly regarded location. Having amenities and schooling for all ages just a short distance away makes this an ideal choice for those with growing families whilst the generous floorplan benefits from having a study, lounge and an impressive open plan kitchen dining area with utility off, a brilliant space for those who like to entertain, there is also a good sized conservatory which has an insulated roof giving year round use. At first floor level viewers will find three great size double bedrooms, the master of which has en suite shower room whilst there is also a further fourth bedroom and fully tiled family bathroom. Externally, the property is standing in an appealing cul de sac position with a lawn garden and large block paved driveway to the front which leads to a detached double garage. The rear garden is the perfect place to relax with laid lawn garden and paved patio. Overall, an imposing and high calibre home which truly must be viewed to be fully appreciated. Arrange your viewing today. EPC:D(61)



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 14/07/2025 12:45:22 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Recessed storm porch, front door opens to a welcoming central hallway with all main rooms off.

Hallway

Tiled flooring, double panel radiator, one single power point, coved ceiling, turned stair case to first floor.

Ground Floor Cloaks

With low level WC, pedestal wash hand basin, single panel radiator, PVC double glazed window to front elevation, ceramic tiled floor.



Lounge 16' 10" x 11' 8" (5.13m x 3.55m)

Feature fire surround housing a coal effect living flame gas fire, coved ceiling, double panel radiator, one double and two single power points, PVC double glazed bay window to front elevation.



Study 7' 9" x 10' 0" (2.36m x 3.05m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window to front elevation, two single power points.



Conservatory 11' 10" x 10' 9" (3.60m x 3.27m)

PVC double glazed units with insulated roof, double panel radiator, three double power points, wood effect laminate flooring,

Kitchen 12' 0" x 12' 6" (3.65m x 3.81m)

Having a range of modern base and wall units, comprising inset one and a half bowl stainless steel sink, built-in four burner gas hob with integrated double oven and filter canopy above, built-in dishwasher, PVC double glazed window to rear elevation, splash back tiling, one double and three single power points, centre island with granite breakfast bar, tall contemporary double panel radiator.



Utility Room

Plumbing and drainage for automatic washing machine, three single power points, wall mounted gas central heating boiler, single panel radiator, fitted extractor, PVC double glazed window and entrance door to side elevation, built-in cupboard.

First Floor Landing

Turned staircase leads from the hall to first floor landing, PVC double glazed window



to side elevation, one single power point, access to loft, built-in airing cupboard with insulated hot water cylinder, recently install glass banister.

Bedroom One Front 12' 8" x 11' 8" (3.86m x 3.55m)

Having a range of quality built-in bedroom furniture, double panel radiator, PVC double glazed window to front elevation, PVC double glazed window to side elevation, two single power points, fitted ceiling fan, mini ceiling down lighters.

En-suite

Walk-in fully tiled shower enclosure with mixer shower attachment, low level WC, pedestal wash hand basin, fitted extractor, PVC double glazed window to side elevation.



Bedroom Two Rear 12' 2" x 10' 7" (3.71m x 3.22m)

PVC double glazed window to rear elevation, single panel radiator, two single power points, built in wardrobe.

Bedroom Three Rear 12' 2" x 9' 6" (3.71m x 2.89m)

Built-in double wardrobe with bi-folding doors, single panel radiator, two single power points, PVC double glazed window to rear elevation.



Bedroom Four Front 8' 8" x 8' 6" (2.64m x 2.59m)

Two single power points, single panel radiator, PVC double glazed window to front elevation, fitted mini ceiling down lighters.

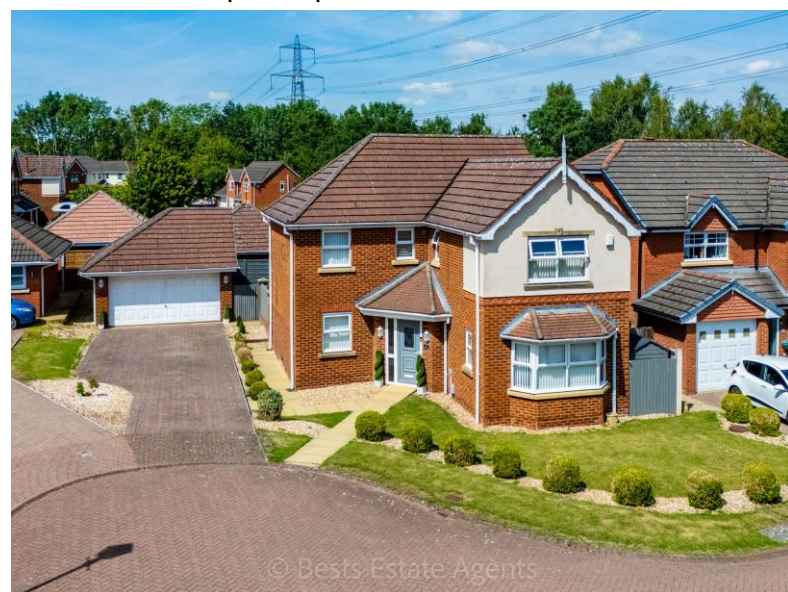
Family Bathroom

Fully tiled room having a retro styled suite, comprising panel bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, fitted extractor, PVC double glazed window to front elevation.



Externally

The property occupies a pleasant cul-de-sac position, fronted by an established lawn garden with attractive borders, double width block paved drive provides off-road parking and leads to a detached garage with remote control up and over door, separate rear access, power and light. To the rear of the property there is an enclosed garden and paved patio area.





Tenure

This property is leasehold tenure with a lease starting from January 2001 with a length of 999 years.

Useful information about this property:

- GENEROUSLY PROPORTIONED FAMILY HOME
- AMPLE PARKING
- OPEN PLAN KITCHEN DINING AREA
- STUDY AND UTILITY ROOM
- CUL DE SAC POSITION
- CONSERVATORY
- CLOSE TO SCHOOLING
- COUNCIL TAX BAND: E

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.