

# Sandymoor



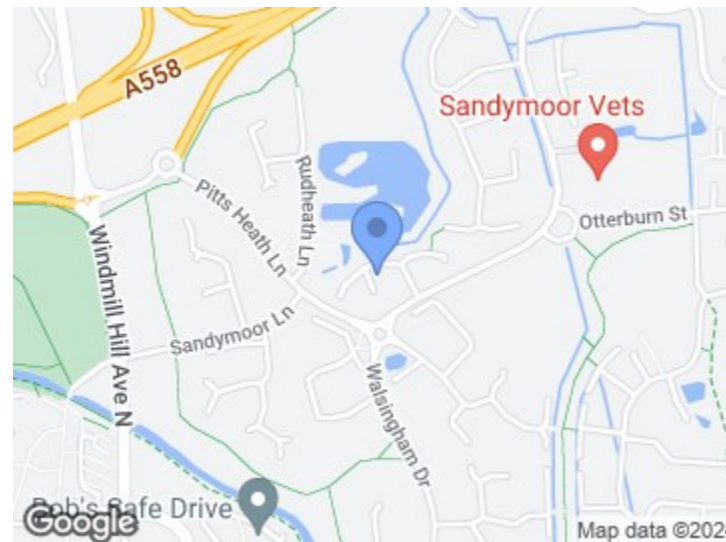
## Location

Sandymoor is a civil parish in Halton, Cheshire, The majority of housing in Sandymoor was built post-1990 and the parish was formed in 2008 by the Halton (Parish Electoral Arrangements). Sandymoor lies approximately 3 miles east of Runcorn town centre, 4 miles south-west from Warrington town centre and 2 miles north of the M56 motorway.

The cosmopolitan village of Stockton Heath is just 5 miles away, hosting a range of associated amenities including restaurants, bars and bistro's.

The market towns of Altrincham, Knutsford and Frodsham, which are important centres, are within easy commuting distance. Both Warrington and Runcorn stations provide direct main line travel to London, Liverpool, Manchester and the North. The airports of Manchester and Liverpool are both within thirty minutes drive.

Sandymoor includes a number of features including a retail development at the centre of the village including a convenience store, a nursery, restaurants and other shops. Sandymoor Hall, a community hall hosting daily clubs, classes and events. and Sandymoor Ormiston Academy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 110.5 sq. metres



LARGER THAN AVERAGE FAMILY ACCOMODATION I FOUR BEDROOMS WITH EN-SUITE I GROUND FLOOR OFFICE or SNUG I SOUTHERLY ASPECT REAR GARDEN I OFF-ROAD PARKING I GARAGE I THREE RECEPTION ROOMS A well proportioned family home in a highly desirable cul-de-sac. The property boasts four generously proportioned bedrooms with en-suite shower to the main, further family bathroom and three good sized reception rooms downstairs. The Kitchen hosts integrated appliances and benefits with a separate utility room. The property is warmed with gas central heating and PVC Double glazed windows.

£415,000

# Sandymoor Holford Moss



## Accommodation

A well presented four bedroom detached home, located in a cul-de-sac position, boasting a Southerly aspect rear garden. The property comprises Storm porch, entrance hallway, generous cloaks cupboard, lounge, kitchen, utility room, dining room, office and downstairs W.C. The first floor offers four generous bedrooms with en-suite to the main, a white three piece family bathroom, airing cupboard and loft access.

## Storm Porch

Tiled storm porch leading to the PVC glazed front door and concealed outside tap.

## Entrance Hallway

Generous entrance hallway, ceiling light, ceiling coving, double doors opening on to the lounge and access to further accommodation.

## Lounge

15'4" x 11'5" (4.68m x 3.5m)  
Lounge with two PVC Double glazed windows, feature living flame fireplace with marble hearth and marble surround, television point and central heating radiator.

## W.C

4'11" x 3'11" (1.5m x 1.2m)  
Low level W.C, pedestal hand wash basin with tiled splashback and chrome hot and cold taps, central heating radiator and ceiling coving.

## Kitchen

11'5" x 9'2" (3.5m x 2.8m)  
Shaker style wood effect base and eye level units with laminate worktop complimented with a tiled splashback and tiled floor. 'Whirlpool' integrated oven and grill, 'Bosh' induction hob with chrome extractor above, fridge, freezer and dishwasher. 1 1/2 stainless steel sink with chrome hot and cold tap, PVC double glazed window to the rear elevation, access to the utility room.

## Utility Room

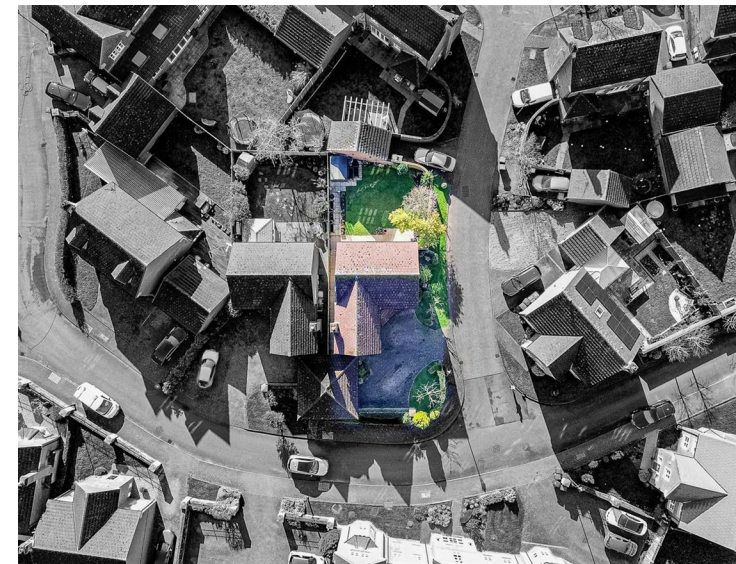
7'6" x 4'11" (2.3m x 1.5m)  
Shaker style wood effect kitchen units with laminate worksurfaces, space for washing machine and dryer. Stainless steel sink & drainer with Chrome mixer tap, tiled splashback and matching tiled floor, PVC door to rear elevation.

## Dining Room

9'10" x 9'6" (3m x 2.9m)  
PVC Double doors opening onto the southerly aspect rear garden, central heating radiator and ceiling coving.

## Office

8'6" x 6'10" (2.6m x 2.1m)  
PVC Double glazed window to the front elevation, central heating radiator, internet point and ceiling coving.



## Cloaks storage / Pantry

Generous storage area for cloaks and shoes, currently utilised as a cloaks room and pantry area.

## First Floor

Stairs lead to the first floor with a PVC Window to the side elevation.

## Bedroom One

11'5" x 11'1" (3.5m x 3.4m)  
Dual aspect PVC Windows to the front and side elevations, central heating radiator and television point. Access to the en-suite shower room.

## En-Suite

8'2" x 6'6" (2.5m x 2m)  
A modern en-suite shower room with tiled floor and part tiled walls. PVC Frosted double glazed window to the side elevation, ladder style central heating radiator, low level W.C, pedestal hand wash basin with chrome hot and cold taps, enclosed shower cubicle with chrome attachments and tiled walls, accessed via bi-folding door. Extractor fan and ceiling light.

## Bedroom Two

11'1" x 10'5" (3.4m x 3.2m)  
PVC Double glazed window to the rear elevation, central heating radiator and ceiling light.

## Family Bathroom

6'2" x 5'2" (1.9m x 1.6m)  
Bath with chrome hot and cold taps, pedestal hand wash basin with chrome hot and cold taps, low level W.C, ladder style central heating radiator, frosted PVC double glazed window to the front elevation, ceiling fan.

## Bedroom Three

14'2" (max) x 9'2" (4.34m (max) x 2.8m)  
PVC Double glazed window to the rear elevation, central heating radiator, ceiling light.

## Bedroom Four

8'10" x 6'6" (2.7m x 2m)  
PVC Window to the front elevation, central heating radiator, ceiling light.

## Airing Cupboard

Housing the hot water tank with additional storage.

## Garage

Manual up and over garage door, light and power points.

## Outside

The front of the property is approached via block paved driveway providing ample parking for , the frontage also includes a mix of borders housing low level shrubbery and individual feature blossom trees. There is a feature low level brick wall with wrought iron fencing, garage and access to the rear of the property via secure garden gate.

## Tenure

Freehold

## Council Tax

Council Tax Band 'E' £2,519.36 as of 2023/2024

## Local Authority

Halton Borough Council

## Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

## Possession

Vacant Possession upon Completion.