

Sandymoor



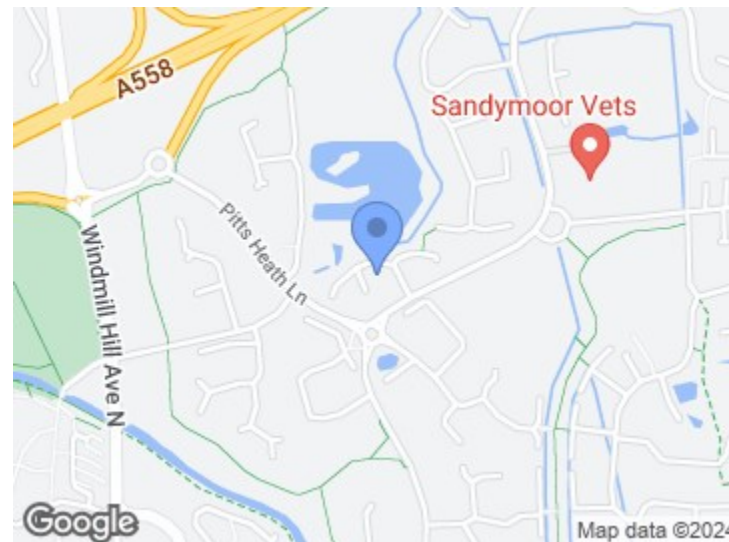
Location

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 bistros.

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	74	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



FOUR BEDROOMS WITH EN-SUITE TO MAIN | 'KUTCHENHAUS' ULTRA MATT DINING KITCHEN | 'QUOKER' TAP | INTEGRATED 'BOSH' & 'AEG' APPLIANCES | SOUTHERLY ASPECT REAR GARDEN | OFF-ROAD PARKING & GARAGE | CUL-DE-SAC LOCATION | RECENTLY UPPGRADED A well proportioned family home in a highly desirable cul-de-sac. The property features three reception rooms, ground floor W.C, recently fitted Dining Kitchen, four bedrooms with En-suite to the main, and integrated wardrobes to bedrooms one and three. The property is warmed by a recently fitted Worcester Bosh central heating boiler and double glazed PVC windows.

Offers In Excess Of £415,000

Sandymoor Holford Moss



Accommodation

Super family accommodation in a little known Cul-de-sac in Sandymoor. The property has been modernised by the current owners and provides light, airy and flexible accommodation. Of particular note is the recently fitted 'KutchenHaus' Rust Red Matt Kitchen with matching quality appliances. The property features a welcoming entrance hallway via composite front door, wood effect flooring, generous lounge with recently installed feature gas fire, W.C with tiled flooring, dedicated office space, open plan dining room opening onto a garden room with patio doors to the rear. There is a generous rear garden, ample off road parking and an over sized single garage with light and power.

Storm Porch & Entrance Hallway

Tiled storm porch with concealed outside tap, leads through a modern composite door into the welcoming entrance hallway. Central heating radiator and ceiling light. There is a generous understairs storage cupboard housing the consumer unit, whilst providing good storage for cloaks and shoes alike.

Lounge

15'1" x 10'9" (4.6m x 3.3m)
Feature Gas Fireplace with granite hearth and surround, PVC window to the front elevation, ceiling coving, central heating radiator and television point.

W.C

4'11" x 3'3" (1.5m x 1m)
Low level W.C, High Gloss corner Sink unit with Hot & Cold 'Waterfall' style mixer tap complimented with a grey tiled splashback, matching grey tiled flooring, ceiling light and extractor.

Dining Kitchen

14'9" x 11'8" (4.52m x 3.56m)
The dining Kitchen features a recently fitted 'KutchenHaus' Rust Red, Ultra Matt Kitchen with a range of integrated 'Bosh', 'AEG' and 'Caple' appliances and 'Quooker tap', complimented with a square edged Wood Effect worktop & matching splashback. Appliances include integrated 'Bosh' Fridge, integrated 'Fridgemaster' Freezer, 'AEG' Induction hob with 'Elia' extractor, 'AEG' Microwave / Oven combo with matching 'AEG' Oven below, 'Caple' washing machine and 'Caple' dryer, integrated 'Bosh' Dishwasher. There is a wood effect floor and vertical central heating radiator.

Office

8'6" x 6'10" (2.6m x 2.1m)
Dedicated office space with, wood effect flooring, PVC window to the front elevation, 'Fibre' internet point, central heating radiator and ceiling light.

Dining Room

9'11" x 9'8" (3.03m x 2.96m)
An open plan arrangement opening onto the Garden room; the dining room features wood effect flooring, a central heating radiator, 'Dimplex' wall mounted electric storage heater and ceiling light. Opening onto the Garden Room:



Garden Room

9'5" x 9'1" (2.89m x 2.78m)
The garden room has continued wood effect flooring, PVC windows to the rear and side elevations, spotlights and patio doors opening onto the generous rear patio and garden area.

First Floor

The landing features a PVC window to the side elevation, a central heating radiator, storage cupboard housing the hot water tank and access to bedrooms & family bathroom.

Bedroom One

11'8" x 11'7" (3.57m x 3.55)
Dual aspect main bedroom with PVC Windows to the front and side elevation, full length recently fitted sliding wardrobes provide hanging and shelving space, ceiling light and access to the en-suite shower room.

En-Suite Shower Room

8'2" x 3'7" (2.51m x 1.1m)
Tiled floor and tiled walls, frosted PVC window to the side elevation, High gloss sink unit with Chrome hot & Cold mixer tap, Ladder Style Radiator, enclosed Shower tray with chrome shower head and chrome mixer tap.

Bedroom Two

11'9" x 10'5" (3.6m x 3.2m)
Wood effect flooring, PVC Window to the rear elevation and ceiling light.

Bedroom Three

14'1" x 8'10" (4.3m x 2.7m)
PVC Window to the rear elevation, integrated triple sliding wardrobe, central heating radiator, wood effect flooring and ceiling light.

Bedroom Four / Dressing Room

9'4" x 6'6" (2.85m x 2m)
Currently utilised as a dressing room, bedroom four has a PVC window to the front elevation.

Family Bathroom

6'2" x 5'10" (1.89m x 1.8)
Three piece white suite comprising bath with Chrome 'Rainfall' shower head & Chrome hot & cold mixer tap, low level W.C, Hand wash basin with Chrome hot & cold mixer tap, part tiled walls, extractor fan, PVC Frosted window to the front elevation, wood effect flooring and ladder style radiator.

Outside

The front of the property is approached via block paved driveway providing ample parking for several vehicles, 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.

The rear garden is mainly laid to lawn with feature 'brick' borders hosting a range of colourful and established shrubbery. There are two outside taps (One to the front elevation and one to the rear) along side access to the front of the property.

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.