

Sandymoor

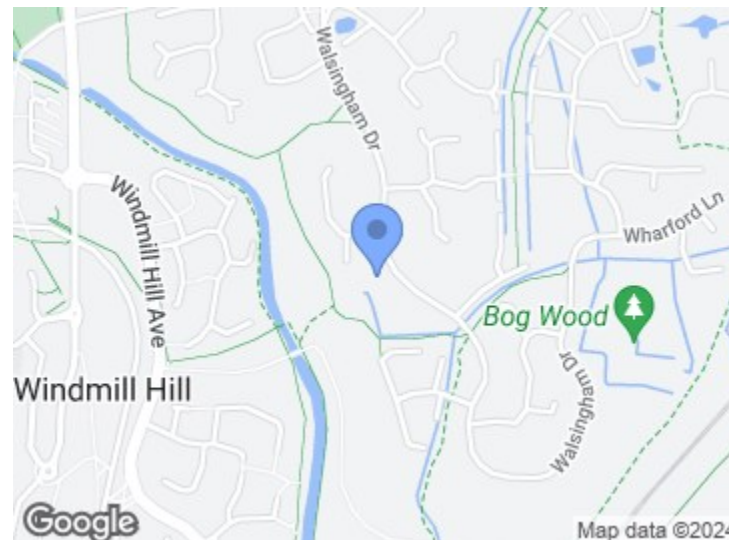
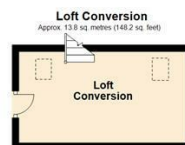


Location

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 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, a secondary free school established in 2012 and now an academy since 2019.



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	76	84

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		

PREMIUM SANDYMOOR LOCATION | IMPROVED & EXTENDED Family Home | SET BACK & GATED ENTRANCE | REPLACED KITCHEN, BATHROOM & TWO EN-SUITES | 'KARNDEAN' Flooring | LOFT CONVERSION | WESTERLY FACING LANDSCAPED GARDENS. Set within an increasingly popular location, this family home comprises a covered porch, hallway, cloakroom/WC, lounge, conservatory, dining room, study, breakfast kitchen and utility/gym whilst upstairs, main bedroom with en-suite, guest bedroom again with en-suite, third bedroom with access to the loft, two further bedrooms and a family bathroom. Landscaped Gardens, driveway and garage.

Offers In Excess Of £500,000

Sandymoor Walsingham Drive



Walsingham Drive, widely regarded as one of Sandymoor's premium locations with a wide two way drive and properties set back from the road featuring excellent frontages. This double fronted modern detached home during the tenureship of our clients has been the subject of a comprehensive programme of improvements including but not limited to a replacement ground floor WC, installation of 'Karndean' flooring, kitchen complete with granite, both en-suites and family bathroom and the landscaping.

Situated on the 'Sunny Side', this executive detached home offers extensive, extended accommodation comprising a covered porch with a 'Composite' front door leading into a welcoming entrance hall with 'Karndean' flooring, contemporary cloakroom/WC, lounge with feature fireplace, full width conservatory, separate dining room, breakfast kitchen, study and a utility/gym derived from one of the garages. The first floor includes the main suite with fitted wardrobes and a stylish en-suite, guest suite again with fitted wardrobes and an en-suite, third bedroom with a staircase to the loft conversion, two further bedrooms and a family bathroom. Externally, there are landscaped gardens which need to be seen, generous driveway and garage storage.

Accommodation

Ground Floor

Entrance Porch

5'6" x 2'0" (1.69m x 0.62m)

Covered porch with 'Quarry' tiled step, courtesy light, panelled ceiling and a 'Composite' front door with four double glazed panels and a further frosted double glazed panel adjacent leading to the:

Entrance Hallway

18'0" x 12'11" max (5.51m x 3.94m max)

Welcoming entrance hallway with 'Karndean' flooring, staircase to the first floor with a balustrade, spindles and a storage cupboard below with lighting, ceiling coving and a double glazed window through to the dining kitchen providing extra light.

WC

8'7" x 2'11" (2.62m x 0.89m)

Contrasting black and white upgraded two piece suite including a low level WC with a 'push-button' flush and a vanity wash hand basin with a chrome mixer tap and cupboard storage below. Tiled walls with a decorative feature dado tile, tiled flooring, chrome ladder heated towel rail and a PVC frosted double glazed window to the side elevation.

Lounge

14'9" x 13'11" (4.52m x 4.26m)

Continuation of the 'Karndean' flooring in addition to the feature fireplace incorporating a living flame coal effect gas fire, raised hearth and surround, ceiling coving, central heating radiator and PVC double glazed 'French' doors with matching adjacent panels set into a square bay leading to the:

Conservatory

28'1" x 14'1" max (8.58m x 4.30m max)

Substantial further reception room with tiled flooring, two wall light points, PVC double glazed windows to the rear elevation and both side elevations, in addition to PVC double glazed 'French' doors to the rear and a further PVC double glazed door to the side elevation. Two wall light points and two double central heating radiators.

Dining Room

12'5" x 8'7" (3.80m x 2.63m)

Again a continuation of 'Karndean' flooring, ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

Breakfast Kitchen

15'7" x 12'10" (4.76m x 3.92m)

Again, an upgraded addition by our clients now comprising a range of matching base, drawer and eye level units finished in a high gloss mushroom colour with both concealed and plinth lighting complimented with a breakfast bar, frosted glazed cabinet and wine rack. Integrated appliances including a five ring 'Rangemaster' cooker with an illuminated chimney extractor, in addition to a dishwasher. 'Composite' single sink unit drainer unit with chrome mixer tap set in a granite work surface with tile splashback. Space for an 'American' style fridge/freezer, inset lighting, tiled flooring, two central heating radiators, PVC double glazed window overlooking the conservatory and a PVC frosted double glazed door leading into the conservatory.

Study

9'7" x 6'4" (2.94m x 1.95m)

Continuation of the 'Karndean' flooring, PVC double glazed window to the front elevation and a central heating radiator.



Garage Conversion

15'9" x 8'2" (4.82m x 2.50m)

Currently being utilised as a gym combined with a utility comprising an eye level unit set above a work surface with space below for a washing machine and dryer, laminate flooring, up 'n' over door and a mirrored sliding door to the:

Garage

16'1" x 8'3" (4.92m x 2.52m)

Accessed through an up 'n' over door as well as a frosted double glazed courtesy door to the rear, electric consumer unit, loft access, 'Ideal Logic Heat h18' wall mounted boiler, cold water tap, power and lighting.

First Floor

Landing

17'3" x 8'6" (5.27m x 2.60m)

Airing cupboard.

Bedroom One

13'8" max x 15'0" (4.17m max x 4.59m)

Excellent storage by way of a range of fitted wardrobes providing hanging and shelving space with sliding doors in addition to a separate illuminated storage cupboard, ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

8'3" x 3'10" (2.52m x 1.17m)

A most stylish suite with a black and white theme including a 'Geberit' wall hung WC, oversized tiled cubicle with a thermostatic shower and both hand-held and rain-shower heads, white oval wash hand basin with chrome mixer tap set on a contrasting black vanity unit below again with chrome decoration complete with an illuminated oval mirror above. Tiled flooring with subtly contrasting walls with a feature tile, inset lighting, chrome ladder heated towel rail, shaver point, PVC frosted double glazed window to the front elevation and an extractor fan. Useful recessed space with shelving and granite effect surface providing extra storage.

Bedroom Two

11'1" x 10'5" max (3.40m x 3.18m max)

Range of fitted wardrobes providing hanging and shelving space with sliding doors of which one is mirrored, laminate flooring, PVC double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

6'8" x 4'3" (2.04m x 1.31m)

Modern white suite including an oversized tiled cubicle with a decorative tile feature and a 'Triton' thermostatic shower, pedestal wash hand basin with a chrome mixer tap with a mirrored cabinet above in addition to a low level WC. Chrome ladder heated towel rail, tiled flooring with subtly contrasting walls, inset lighting, panelled ceiling, PVC frosted double glazed window to the side elevation and an extractor fan.

Bedroom Three

11'6" x 11'1" (3.51m x 3.39m)

Double wardrobe providing hanging and shelving space with sliding mirrored fronts, ceiling coving, laminate flooring, PVC double glazed window to the rear elevation and a staircase to the loft conversion. (Not to Building Regs)

Bedroom Four

11'6" max x 9'5" (3.52m max x 2.88m)

Fitted with two double wardrobes providing hanging and shelving space with twin mirrored panels, PVC double glazed to the rear and a central heating radiator.

Bedroom Five

11'6" max x 9'8" (3.51m max x 2.97m)

Double wardrobe providing hanging and shelving space with mirrored sliding doors, PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

7'4" x 6'0" (2.25m x 1.85m)

Again, recently replaced, upgraded and in-keeping with the black and white theme, this contemporary suite includes a 'P' shaped panelled bath with a chrome mixer shower head, 'Triton' thermostatic shower and screen and a vanity wash hand basin with cupboard storage below combined with a low level WC. all of which features a black surface. Tiled flooring with subtly contrasting tiled walls with a feature striking tile above the bath, inset lighting, chrome ladder heated towel rail and a PVC frosted double glazed window to the side elevation.

Second Floor

Loft Conversion (Not to Building Regs)

18'6" x 8'11" (5.64m x 2.73m)

Accessed via a staircase from bedroom three providing two double glazed 'Velux' windows to the rear, spotlights and access to generous eaves storage.

Outside

The rear garden is a joy to behold, having been professionally landscaped. This sunny westerly facing garden is very generously proportioned boasting several themed areas. Access to the block paved rear patio is from the full width conservatory which in turn provides great space for the hard-standing of garden furniture and privacy for a hot tub. From this patio, there are steps set between a dwarf brick wall with lighting and well stocked planters leading to the garden which is predominantly laid to lawn again with well stocked borders. Furthermore, there is a flagged patio area featuring a southerly aspect again currently furnished softly. The side elevation again features a further recreational area with rear access to the garage. The front enjoys a block paved driveway providing parking for several vehicles leading to the garage. Adjacent to the drive is a lawned garden, again with borders set behind a hedgerow and wrought iron gates. The side offers a timber gate to the rear as well as a wall light.

Tenure

Freehold.

Council Tax

Band 'E' - £2,640 (2024/2025)

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.

Postcode

WA7 1XJ

Possession

Vacant Possession upon Completion..

Viewing

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