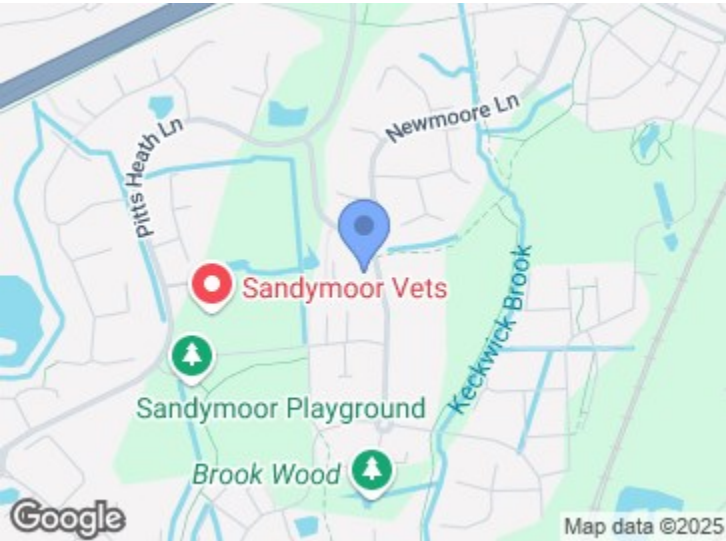



Location


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		77	87
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

Sandymoor



FREEHOLD TITLE | FORMER SHOWHOUSE | OPEN-PLAN DINING KITCHEN & FRENCH DOORS | THREE GENEROUS GARDENS | EN-SUITE SHOWER ROOM & BATHROOM | LANDSCAPED GARDEN | GARAGE with STUD WALL PARTITION | EV CHARGING POINT.

Situated within this ever increasingly popular area of Sandymoor, this nearly new detached house on Wharford Lane offers a perfect blend of modern living and comfort boasting a contemporary design that is sure to appeal to families and professionals alike.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The three well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep for all family members all complete with the main bathroom and separate en-suite.

One of the standout features of this home is the generous parking, garage and 'EV' charging point which adds to the overall appeal of the property.



www.cowdelclarke.com

£310,000

Tel: 01925 600 200

Sandymoor

Wharford Lane



Built by industry recognised 'Morris Homes'. Formerly the 'Show House', this modern detached home BOASTS A FREEHOLD TITLE which is a distinct positive in this era of house buying. Our client, being the first owner has been in occupation since 2020, however, the house was available for showing as the site was built for some years earlier.

Set back from the road and garden front, this detached home is accessed through a 'Composite' front door into a welcoming hallway with 'Luxury Vinyl Tile' (LVT) flooring and a turning staircase to the first floor which in turn leads to the remaining accommodation which includes the WC, lounge and dining kitchen finished in a gloss mocha colour complete with a comprehensive range of integrated appliances. The first floor includes the landing which includes a storage cupboard, principal bedroom with wardrobe storage and an en-suite, second bedroom again with fitted wardrobes, generous third bedroom and the main bathroom. Externally, the rear garden has been landscaped thus creating a level garden, in addition to a flagged patio with an aluminium pergola. The front is again laid to lawn with an adjacent driveway with an 'EV' charging point leading to the garage.

Accommodation

Entrance Canopy

8'9" x 2'11" (2.68m x 0.91m)

Complete with panelling, wall light and a 'Composite' front door with a frosted double glazed panel leading to the:

Entrance Hallway

12'9" x 8'3" (3.91m x 2.53m)

'Luxury Vinyl Tile' (LVT) flooring, turning staircase to the first floor, understairs storage cupboard and a central heating radiator.

WC

5'5" x 3'8" (1.67m x 1.12m)

Two piece suite including a wash hand basin with splash-back tiling and a low level WC. with 'push-button' flush. Continuation of the 'Luxury Vinyl Tile' (LVT) flooring from the hall, spot lights, air ventilation system, PVC frosted double glazed window to the front elevation and a central heating radiator.

Lounge

15'8" x 10'3" (4.80m x 3.14m)

Frontal aspect via a PVC double glazed window, pebble effect electric fire set within an exposed stone effect surround with a raised hearth and lighting and two central heating radiators.

Dining Kitchen

19'0" x 9'4" (5.81m x 2.87m)

Open-plan dining kitchen featuring a range of matching base, drawer and eye level units finished in a high gloss 'mocha' colour with concealed lighting. In addition, there are a comprehensive range of integrated appliances including a five ring gas hob with an aluminium splash-back and an illuminated chimney extractor above, oven and grill, fridge/freezer, dishwasher, microwave and a washer/dryer. One and a half bowl stainless steel single sink drainer unit with a 'pull-out' mixer tap set in a heat resistant roll edge work surface, in addition to an eye level cupboard housing the 'Baxi Duo Tec 2 Combi 33 GA' boiler. PVC double glazed 'French' doors opening onto the rear garden, 'Luxury Vinyl Tile' (LVT) flooring, inset lighting, air ventilation system and two central heating radiators.

First Floor

Landing

9'5" x 8'5" (2.88m x 2.58)

Storage cupboard and a PVC double glazed window to the side elevation.



Bedroom One

11'9" x 10'3" (3.59m x 3.14m)

Fitted double wardrobe providing hanging and shelving space with sliding mirrored doors, PVC double glazed window to the front elevation, air ventilation system and a central heating radiator.

En-Suite Shower Room

7'9" x 2'9" (2.38m x 0.84m)

Modern three piece suite with chrome fittings including a tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. 'Luxury Vinyl Tile' (LVT) flooring, inset lighting, air ventilation system, tiled walls, chrome ladder heated towel rail and a PVC frosted double glazed window to the side elevation.

Bedroom Two

10'6" x 10'3" (3.22m x 3.14m)

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

Bedroom Three

9'8" x 8'5" (2.95m x 2.59m)

Air ventilation system, PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

8'5" x 5'5" (2.58m x 1.66m)

Modern three piece suite with chrome fittings including a panelled bath, pedestal wash hand basin and a low level WC. 'Luxury Vinyl Tile' (LVT) flooring, inset lighting, chrome ladder heated towel rail, air ventilation system and a PVC frosted double glazed window to the front elevation.

Outside

The rear walled garden has benefitted from a course of landscaping including the levelling of the garden, installation of lighting, well stocked raised borders with mature planters and a flagged patio area with an aluminium pergola with a louvered roof. Power points and a water tap. The front includes a flagged pathway leading to the front with an adjacent lawned garden set behind a hedgerow. To the side, there is a tarmacadam driveway leading to the garage with an electric 'Pod Point' EV Charger and meter cupboard. The gas meter is located on the other side wall.

Garage

17'5" x 8'4" (5.32m x 2.56m)

The garage has been separated by means of a stud wall recently erected now providing two areas. From the front, the garage is accessed via an up 'n' over door with lighting and loft access. The rear section includes inset lighting, laminate flooring and a PVC frosted double glazed door opening out onto the garden.

Tenure

Freehold.

Council Tax

Band 'D' - £2,160.01 (2024/2025)

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.

Local Authority

Halton Borough Council

Postcode

WA7 1EB

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.

