

Sandymoor



OVERLOOKING THE 'DUCK POND' | SOUTH FACING REAR GARDEN | DETACHED GARAGE | STYLISH ACCOMMODATION | FOUR BEDS WITH EN-SUITE TO MAIN This recently built detached family home provides well proportioned accommodation with a modern finish. Accommodation comprises entrance hallway, W.C With panelled walls, utility area, lounge with feature media wall and views over the 'Duck Pond'. Modern 'Ink' coloured matt finish Kitchen with patio doors opening onto a South facing landscaped rear garden.

£375,000

Tel: 01925 600 200

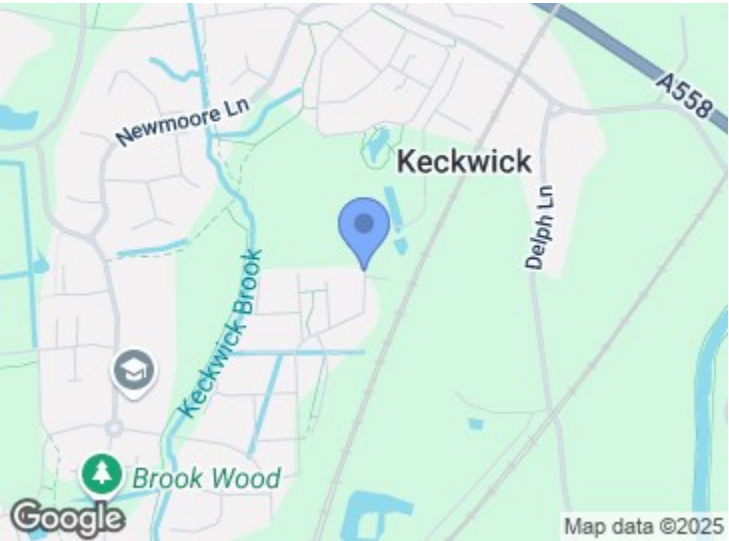
Location

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.

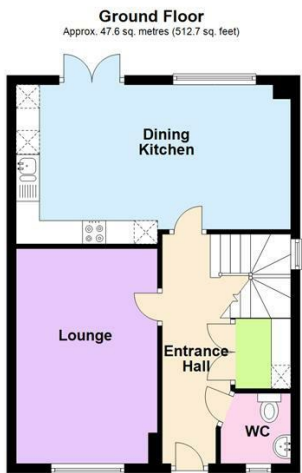
The market towns of Altrincham, Knutsford and Frodsham, which are important centres, are within easy commuting distance. Both Warrington and Runcorn stations provide direct main line travel to London, Liverpool, Manchester and the North. The airports of Manchester and Liverpool are both within thirty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

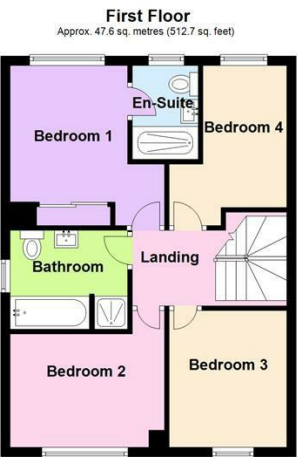


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B		85	
(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	

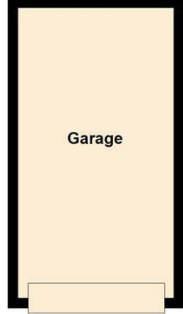


Total area: approx. 113.6 sq. metres (1222.7 sq. feet)



Garage

Approx. 18.3 sq. metres (197.2 sq. feet)



Sandymoor

Bar Hill Close



Accommodation

This beautifully presented detached family home occupies a convenient, enviable and popular location in Sandymoor, just a short walk to local schools. The property boasts a landscaped South facing rear garden and enjoys a private outlook of the 'Duck Pond' to the front elevation. Internally the accommodation includes generous proportions comprising downstairs W.C with part panelled walls, lounge with feature 'media wall', a modern Dining Kitchen with a host of integrated appliances and patio doors opening onto the rear garden. The first floor provides four well proportioned bedrooms, the main with integrated wardrobes and en-suite shower room, with a generous family bathroom with additional separate enclosed shower. Viewing is recommended.

Entrance Hallway

16'0" x 4'11" (4.9m x 1.5m)

PVC Composite front door leads to a welcoming entrance hallway, with tiled flooring, access to the downstairs W.C, Utility area with space for separate Washer & Dryer, access to the Lounge, Dining Kitchen and stairs to the first floor.

W.C

4'11" x 4'3" (1.5m x 1.3m)

Stylish part panelled walls, continued tiled flooring, low level W.C, wall mounted Sink with Chrome hot & cold mixer tap, frosted PVC Window to the front elevation and central heating radiator,

Utility Cupboard

4'11" x 2'11" (1.5m x 0.9m)

Wall mounted 'Ideal' combi boiler, continued tiled flooring, Internet 'fibre' point, worktop area and further space for a separate Washer & separate Dryer.

Lounge

15'1" x 9'11" (4.6m x 3.03m)

Enjoying a green aspect overlooking the 'Duck Pond', the lounge features a media wall with inset underlit shelving, PVC double glazed window to the front elevation, feature electric LED multi-colour fireplace, central heating radiator and ceiling light.

Dining Kitchen

20'2" x 12'9" (6.17m x 3.9m)

Accessed via the entrance hallway with continued flooring, the kitchen boasts a modern, stylish matt finish with a host of integrated appliances including AEG Microwave / Oven with Oven below, AEG Four ring Gas hob with matching extractor above, One and a half bowl composite sink with stylish Chrome hot & cold tap, 'Zanussi' integrated dishwasher, Integrated fridge with freezer below. The dining area has feature panelled wall, two central heating radiators, television point, Spotlights and ceiling light.



First Floor

Landing

Stairs lead to a bright and airy landing with PVC window to the side elevation.

Bedroom One

10'2" x 10'2" (max) (3.1m x 3.1m (max))

Generous main bedroom with integrated mirror fronted wardrobes, providing hanging and shelving space, PVC window to the South elevation, central heating radiator and ceiling light. Access to the en-suite Shower Room:

En-Suite Shower Room

7'6" x 4'7" (2.3m x 1.4m)

Stylishly fitted shower room with part tiled & part panelled walls, low level W.C, wall mounted hand wash basin with Chrome hot & cold tap. There is an enclosed shower tray with glass sliding screen and floor to ceiling tiled walls with Chrome Shower head and matching controls.

Bedroom Two

10'2" x 7'10" (3.12m x 2.4m)

Overlooking the 'Duck Pond', bedroom two enjoys a green outlook and features a PVC double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Three

8'2" x 7'2" (2.5m x 2.2m)

PVC Double glazed window to the front elevation with a green outlook, central heating radiator and ceiling light.

Bedroom Four

10'2" x 7'10" (3.1m x 2.4m)

PVC Double glazed window to the rear elevation, panelled walls, central heating radiator and ceiling light.

Family Bath & Shower Room

8'3" x 6'10" (2.52m x 2.1m)

Modern tiled flooring, part panelled & part tiled walls; the four piece suite comprises low level W.C, wall mounted hand wash basin with Chrome hot & cold mixer tap, low level W.C, Bath with Chrome shower fittings & Chrome shower head, part tiled walls, spotlights & extractor fan.

Outside

The property is situated on a backwater of Barr Hill Close and shares the cul-de-sac with one other property. This family home overlooks a generous green space and the 'Duck Pond' to the front elevation, which caters for an abundance of wildlife all year round. The property is approached via tarmac driveway leading to the detached garage, with off-road parking for several vehicles. There are feature borders to the front elevation and a landscaped south facing rear garden with feature timber borders and slate grey patio area. Viewing recommended.

Detached Garage

19'1" x 10'3" (5.84m x 3.14m)

Up and over garage door, light and power point.

Tenure

Council Tax

Tax band 'E' £2,604.45 as of 2023/2024

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.

Local Authority

Halton Borough Council

