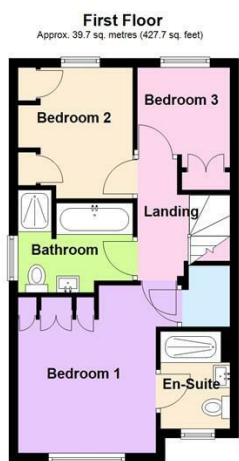


# Sandymoor



Total area: approx. 79.1 sq. metres (851.8 sq. feet)

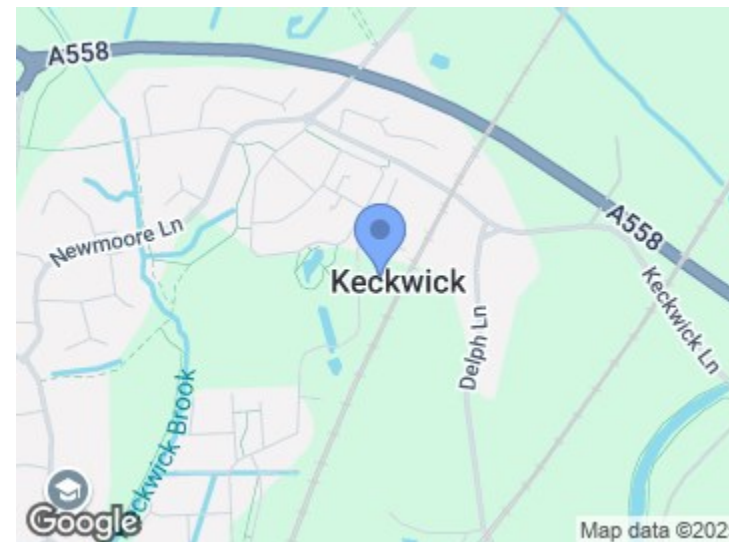


## Location

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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			95	(92 plus) A			
(81-91) B		83		(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

IMMACULATE Home with 'FREEHOLD' Title | EXTRAS & UPGRADED Spec | Overlooking the 'DUCK POND' | HIGH GLOSS Dining Kitchen with APPLIANCES | FITTED WARDROBES to ALL BEDROOMS | EN-SUITE & Main BATHROOM. Benefitting from an open aspect, this 'nearly new' 'show home' like home comprises an entrance hall, lounge with frontal views, dining kitchen with 'French' doors, utility, WC, with feature wall, master bedroom with wardrobes and en-suite, two further bedrooms and a four piece bathroom suite.

£300,000



# Sandymoor Papworth Close



Built by 'Messrs Bloor Homes' (Boasting a 5-star Home Builders Federation rating for the 6th year running) and known locally as 'Beamish Place', this 'nearly new' semi detached home benefits from an open aspect with views over the 'duck pond' combined with a wealth of extras and from 'Bloor Homes' including but not limited to appliance upgrade, kitchen unit and tile upgrade, plug and socket upgrade and bathroom tile upgrades.

This beautifully presented home would not appear to be out of place as a 'Show Home' with certain fixtures and fittings available by separate negotiation. The accommodation is accessed through a 'composite' front door into a warm reception which in turn leads to the lounge with useful storage under the stairs, dining kitchen complete with high gloss units and integrated appliances, utility with the boiler and washing machine, WC, with feature wall whilst to the first floor there is the master bedroom with fitted wardrobes and en-suite, two further bedrooms again with fitted wardrobes and a four piece bathroom suite. Externally, there are gardens, driveway parking and an 'EV' charging point.

## Accommodation

### Ground Floor

#### Entrance Hallway

4'3" x 3'4" (1.32m x 1.02m)

Accessed through a 'Composite' front door with three frosted double glazed panels, wood grain laminate flooring, staircase to the first floor and a central heating radiator.

#### Lounge

15'5" x 12'3" (4.71m x 3.74m)

Continuation of the wood grain effect laminate flooring, PVC leaded, double glazed window to the front elevation, under the stairs storage cupboard housing the electric consumer unit and a central heating radiator.

#### Dining Kitchen

12'1" x 11'10" (3.69m x 3.63m)

Comprehensively fitted with an upgraded specification including a range of matching base, drawer and eye level units with 'LED' lighting finished in a high gloss white complimented by integrated appliances including a four ring gas hob with an illuminated chimney extractor, double oven and grill, fridge/freezer and dishwasher. One and a half bowl 'composite' sink unit with mixer tap set in a heat resistant, work surface with matching splashback. PVC double glazed 'French' doors opening onto the rear garden with matching adjacent panels, inset lighting, wood grain effect laminate flooring and a central heating radiator.

#### Utility

6'4" x 3'4" (1.95m x 1.04m)

Fitted with a base level storage cupboard and an adjacent integrated washing machine complete with a work surface above. eye level cupboard housing the 'Ideal' wall mounted gas boiler and a continuation of the wood grain effect laminate flooring.

#### WC

5'4" x 3'4" (1.64m x 1.04m)

Two piece white contemporary suite including a low level WC. and a wash hand basin with mixer tap decorated with a feature wall. Tiled flooring, central heating radiator and an extractor fan.



## First Floor

### Landing

8'10" x 6'11" (2.71m x 2.11m)

Loft access.

### Bedroom One

12'0" x 11'10" (3.67m x 3.62m)

Fitted with a range of wardrobes providing hanging and shelving space complimented by a matching panelled feature wall, storage cupboard above the stairs recess, PVC leaded double glazed window to the front elevation, television point, telephone point and a central heating radiator.

### En-Suite Shower Room

7'1" x 4'11" (2.17m x 1.51m)

Contemporary style suite including a tiled cubicle with a thermostatic shower, wash hand basin with a chrome mixer tap and a low level WC. Tiled flooring with contrasting tiled walls, inset light and spot lights, PVC frosted leaded double glazed window to the front elevation, central heating radiator, shavers point and an extractor fan

### Bedroom Two

9'6" x 8'4" (2.92m x 2.56m)

Fitted with two single wardrobes providing hanging and shelving space set either side of the bed recess, PVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom Three

8'11" x 6'11" (2.73m x 2.11m)

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

### Bathroom

8'4" x 7'6" (2.56m x 2.29m)

Contemporary, white four piece suite including a panelled bath with a chrome mixer shower head, tiled cubicle with a thermostatic shower, wash hand basin with a chrome mixer tap and drawer storage below all complete with a low level WC. Tiled flooring with contrasting tiled walls, white ladder heated towel rail, spot lights, PVC frosted double glazed window to the side elevation, shavers point and an extractor fan.

### Outside

To the rear, the property enjoys a generous fenced garden predominantly laid lawn, in addition to a flagged patio area, whilst to the side, there is a tarmac drive providing parking for two vehicles, 'EV' charging point, cold water tap and both, gas and electricity meters. The front includes a flagged pathway leading to the front door set behind a dwarf hedgerow.

### Tenure

Freehold.

### Council Tax

Band 'C' - £2,019.36 (2025/2026)

### 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 1WG

### 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.