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19 Redacre Close, Dutton, WA4 4JU

£360,000

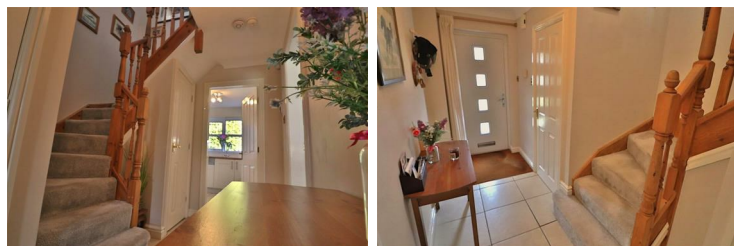
Stunning THREE BEDROOM family home, highly sought after location, boasting pristine interiors and high-end open plan contemporary kitchen/ utility room with INTEGRATED NEFF APPLIANCES, spacious family lounge perfect for relaxing in the evenings, formal dining room, multi-functional third reception room, the spacious BEDROOMS OFFER COMFORT AND STYLE, fabulous landscaped SPLIT LEVEL GARDENS with open aspect complete this amazing property. Your earliest viewing is highly recommended.

Welcome to this stunning detached family home. The entrance hallway with cloakroom/w.c leads into the first of three reception rooms. The spacious family lounge is the perfect family room for relaxation, double doors lead through to a formal dining room with French doors leading to the rear garden. The contemporary open plan kitchen and utility room is perfect for entertaining and offers integrated Neff appliances. Completing the ground floor accommodation is a multifunctional room, currently a music room. The first floor offers spacious bedrooms, you will also find an ensuite shower room to the master bedroom and a stylish family bathroom.

Outside you will discover an oasis of calm and relaxation with its landscaped split level gardens offering a perfect space for outdoor activities. To the front of the property there is excellent block paved driveway parking for several vehicles leading to a single garage.

Located in Dutton on the doorstep of the Trent and Mersey Canal, close to the villages of Stockton Heath and Frodsham both offering an array of shops, bars and restaurants. Excellent commuter links to the M6, M56 and M62 motorways and Manchester and Liverpool airports making the property ideal for the those who need to commute but looking for a semi rural lifestyle.

ENTRANCE HALLWAY



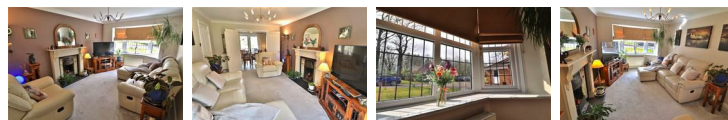
Welcoming entrance hallway with turning staircase leading to the first floor accommodation, ceramic tiled floor, under stairs storage cupboard, coved ceiling.

CLOAKROOM/W.C



Fitted with a low level w.c and corner wash hand basin, ceramic tiled floor, part tiled walls, Upvc double glazed window to the front elevation.

FAMILY LOUNGE



Attractive family lounge offering a perfect relaxing space, with a bay Upvc double glazed window to the front elevation, feature fireplace with inset cast iron open fire, coved ceiling, double doors opening to the formal dining room.

DINING ROOM



Separate formal dining room with Upvc double glazed French doors leading to the rear garden, wood laminate flooring, coved ceiling.

KITCHEN



Contemporary kitchen, perfect for entertaining and fitted with a range of wall and base units incorporating a 1 1/2 bowl sink unit with mixer tap, built in Neff electric oven, microwave, and gas hob with extractor above, integrated dishwasher and under counter fridge, ceramic tiled floor, part tiled walls, breakfast bar, Upvc double glazed window to the rear elevation, archway leading through to the open plan utility room.

UTILITY ROOM



Fitted with contemporary units incorporating a sink unit with mixer tap, integrated fridge freezer, plumbed for a washing machine, ceramic tiled floor, part tiled walls, Upvc double glazed exterior door leading out to the rear garden.

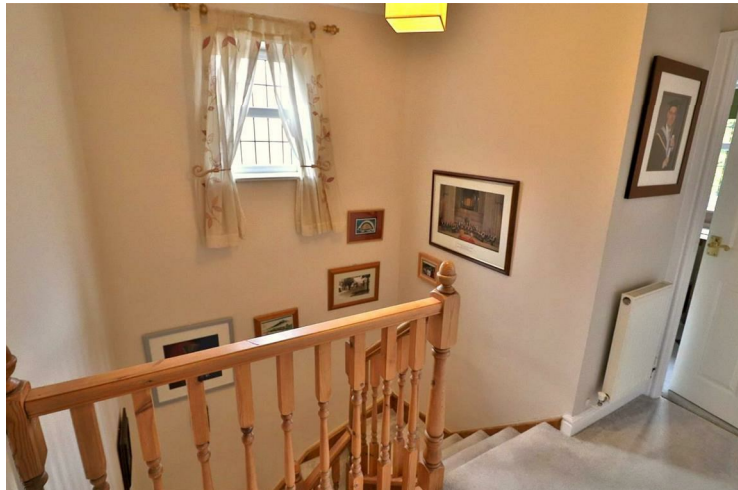
MULTI-FUNCTION ROOM



Providing versatile additional living space, currently a music

room. With a Upvc double glazed window to the front elevation, ceramic tiled floor, coved ceiling, walk in storage space.

FIRST FLOOR LANDING



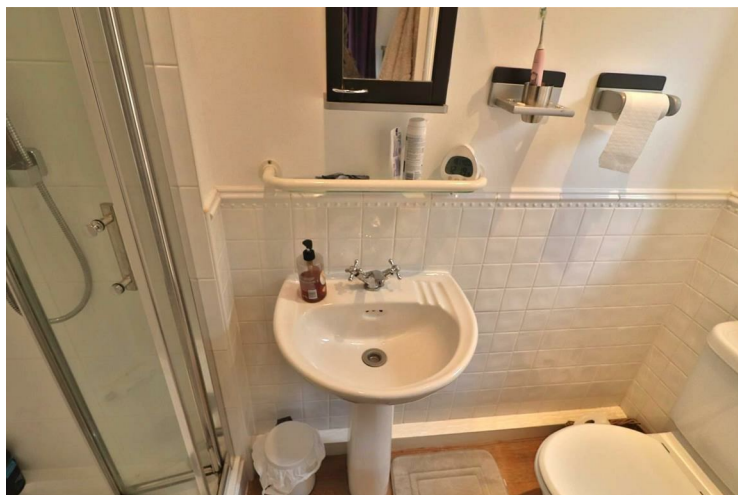
With a Upvc double glazed window to the side elevation, coved ceiling, storage cupboard.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the front elevation, coved ceiling, access to the ensuite shower room.

ENSUITE SHOWER ROOM



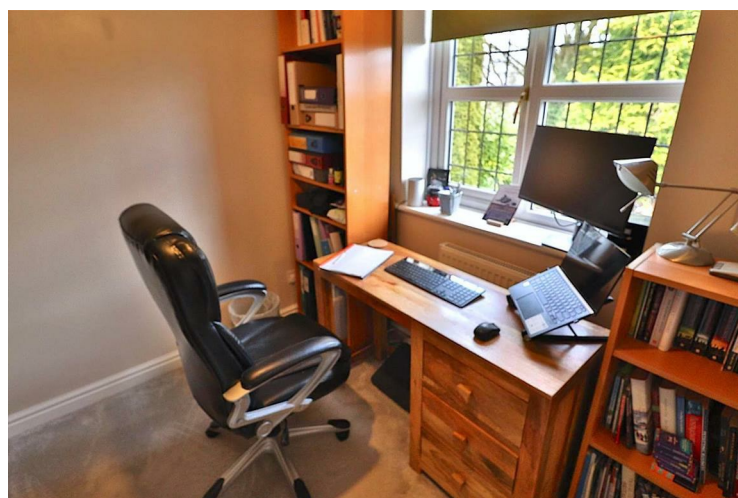
Fitted with a low level w.c, pedestal wash hand basin and walk in shower enclosure, part tiled walls, extractor unit.

BEDROOM TWO



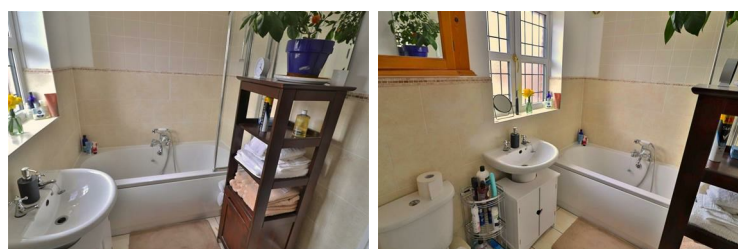
Double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM THREE



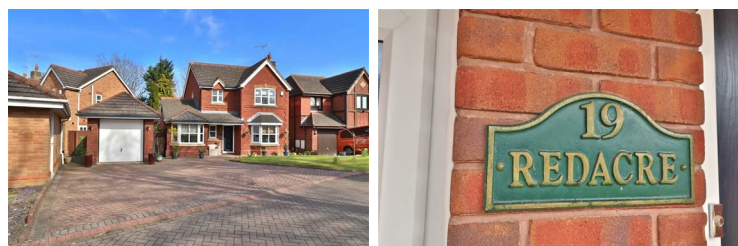
With a Upvc double glazed window to the rear elevation.

BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with mixer shower attachment, part tiled walls, ceramic tiled floor, Upvc double glazed window to the front elevation.

OUTSIDE



Outside you will discover an oasis of calm and relaxation with

its landscaped split level gardens offering a perfect space for outdoor activities and benefiting from not being overlooked to the front or rear elevations. The property occupies a larger than average plot which offers excellent block paved driveway parking leading to a single garage.

REAR VIEW

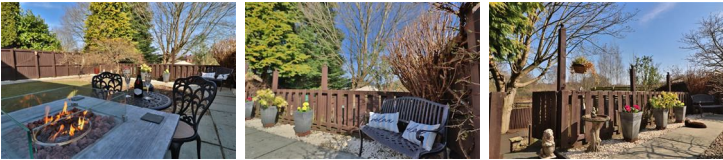
OUTSIDE 2



OUTSIDE 3

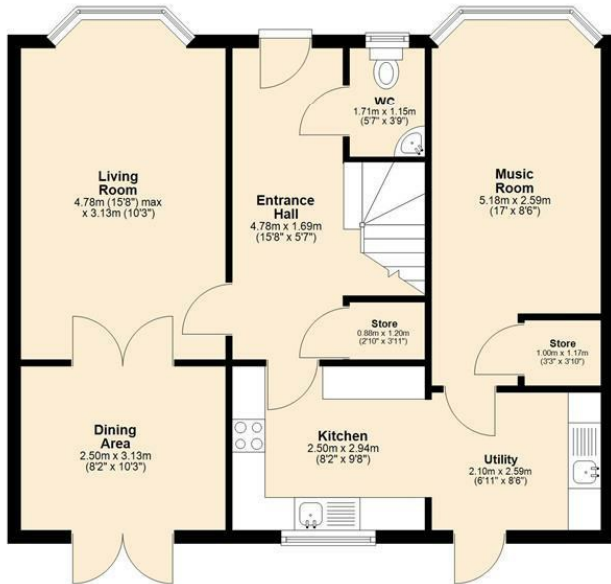


OUTSIDE 4



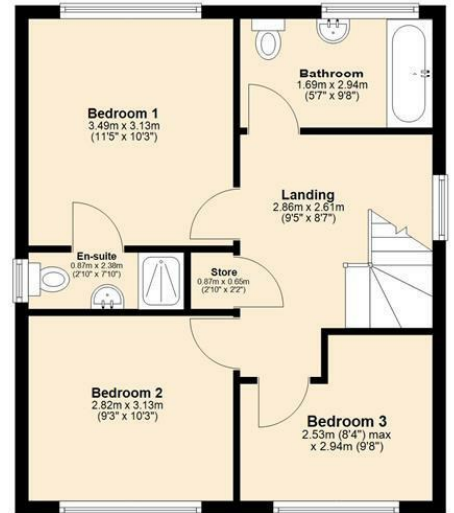
Ground Floor

Approx. 81.5 sq. metres (876.8 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)



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