



**The Beeches Sandy Lane,
Preston Brook, Cheshire, WA7 3AW**

 **Ian J Tickle**
Independent Estate Agent

The Beeches Sandy Lane, Preston Brook, Cheshire, WA7 3AW

This is an individual detached family home approximately thirty years old. The house is situated in the centre of Preston Brook, to the South of Warrington just off the A56 Warrington to Chester Road. The property comprises spacious hall, living room, dining room, ground floor WC and cloaks, kitchen/breakfast room, study, utility, conservatory. On the first floor are three bedrooms one with ensuite, family bathroom. We believe that when new the builder offered the option to have bedroom two made into two, making this a four bedroom home.

Directions:-

In the centre of Preston Brook opposite the Spa Shop turn into Gorseywell Lane then left into Sandy Lane, the property is on the right.

£410,000



Ground Floor

Spacious Entrance Hall

15'7" x 7'3"

Two radiators. Stairs to first floor. Cloakroom with wash hand basin and WC and under stair cupboard.

Living Room

19'5" x 12'11"

Gas fire with coal effect marble style inlay and hearth. Adam style fire surround. Two radiators. Double glazed bay window to front. Double glazed window to rear.

Dining Room

12'4" x 10'5"

Radiator. Double glazed window.

Kitchen/Breakfast/Sitting Room

18'4" x 11'9"

Range of base units with drawers and cupboards. Work surfaces. Built-in gas hob. Double oven and grill. Built-in cooker housing unit. Hotpoint built-in dish washer. Matching wall cupboards. Extractor unit above hob. Peninsula unit/breakfast bar with base cupboards. Ceramic tiled floor. Double glazed window. Breakfast/sitting area. Radiator. Double glazed french doors to conservatory.

Study

8'10" x 7'6"

Radiator. Double glazed door to conservatory. Double glazed window to rear. Door to double garage.

Utility Room

6'9" x 5'10"

Stainless steel sink on base unit. Plumbing for washing machine. Glow Worm gas central heating boiler. Tiled floor.

Conservatory

10'10" x 8'9"

Tiled floor. UPVC double glazed windows and door to rear garden.

First Floor

Spacious landing. Two double glazed windows. Radiator. Airing cupboard with hot water cylinder and shelves.



Bedroom 1

13'1" x 12'1" (+ bay to inside cupboards)

Double glazed bay window. Built-in wardrobes. Radiator.

Ensuite Shower Room

6'11" x 5'8"

Shower cubicle with Triton electric shower. WC. Wash hand basin. Radiator. Double glazed window.

Bedroom 2 L Shaped

11'9" deep x 17'0" x 7'8" wide

Two double glazed windows. Loft access. Wardrobes. Two radiators. Please Note:- We understand that when built there was option to split this room in two to create a four bedroomed home.



Bedroom 3

12'5" x 10'7"

Wardrobes. Radiator. Double glazed window.

Bathroom

11'8" x 8'1"

With five piece suite comprising shower cubicle. Bath. Bidet. WC. Wash hand basin. Half tiled walls. Radiator. Double glazed window.

External

Double garage 17'02 x 16'11" with twin up and over doors. Light and power. Block paved driveway. Hedging to front providing privacy. Side garden with lawn. Left boundary being to concrete upright slabs. Lawned rear. Well maintained conifer hedging to rear. Greenhouse.

Note

Tenure - The vendor informs us is Freehold

Tax Band - F Halton Borough Council

All mains services connected

Gas central heating. Double Glazing

Age - Approximately 30 years

Age: Approximately 30 years

Tenure: Freehold

Council Tax: F

EPC Rating: D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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108 Main Street, Frodsham, Cheshire, WA6 7AR
Telephone: 01928 731744 - Email: ian@iantickle.com

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