



## Redacre Close, Dutton Warrington, Cheshire

Detached • Four Bedrooms • Generous Garden • Excellent Location • Separate Garage • Bright and Airy • Two Bathrooms • Close To Local Amenities • Move In Ready • Two Reception Rooms

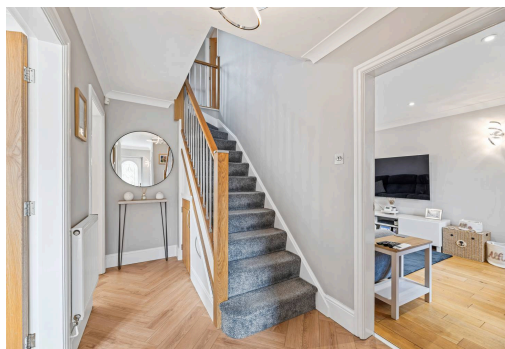


**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Step inside through a bright and welcoming hallway that sets the tone for this beautifully presented home. To the right, a spacious, light-filled lounge features elegant French doors opening onto the garden—perfect for seamless indoor-outdoor living and entertaining. Further through, a separate dining room provides an ideal space for both everyday meals and hosting guests. To the rear, the generously sized kitchen is well-appointed with integrated appliances, ample storage, and extensive worktop space, making it as practical as it is stylish. The ground floor is completed by a convenient WC and a separate utility room. Upstairs, a wide landing leads to four well-proportioned bedrooms, each thoughtfully positioned to maximise natural light. Bedroom three benefits from built-in wardrobes, while bedroom four is enhanced by a striking feature window. All bedrooms are served by a modern three-piece family bathroom, perfect for unwinding. The principal bedroom is a true standout, boasting a brand new contemporary en suite complete with a sleek walk-in waterfall shower—offering a private retreat.



## EXTERIOR

The garden is generously sized and beautifully arranged, featuring a well-maintained wraparound lawn that flows into a spacious patio area. Perfectly positioned for privacy, the patio offers an ideal setting for soaking up the sun or entertaining guests. Framed by an array of mature shrubs and established planting, the garden provides a lush, green backdrop—creating a peaceful and inviting outdoor retreat. To the front, the property further benefits from a low maintenance garden as well as a private driveway with ev charging point and separate garage, perfect for extra storage.

## LOCATION

Dutton is a civil parish and village within the Preston Brook Parish Council and Weaver Vale constituency, about two miles east of Runcorn. Dutton is on the River Weaver and is home to Dutton Hall, built in 1513. There is the Trent Mersey canal within easy walking distance and some lovely walks towards Frodsham, Aston, and Stockton Heath.

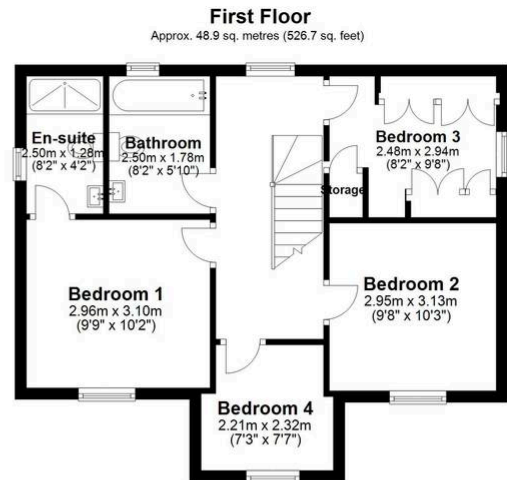
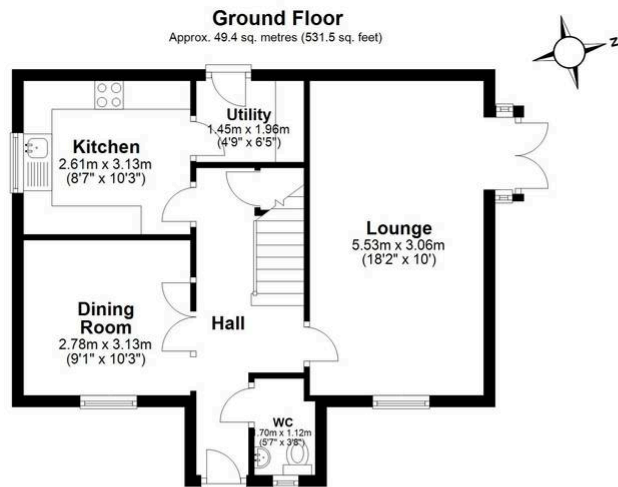
## GENERAL INFORMATION

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C





**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 14.5 sq. metres (156.1 sq. feet)



Main area: Approx. 98.3 sq. metres (1058.2 sq. feet)  
Plus garages, approx. 14.5 sq. metres (156.1 sq. feet)

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please use Street or contact us to  
arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.  
Items may be available under  
separate negotiation.