



Redacre Close, Dutton Warrington, Cheshire



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HIGHLIGHTS

- Detached Home
- Semi Rural Location
- Close to Transport Links
- Fantastic Plot
- Private Garden
- Ample Living Space
- Four Bedrooms
- Family Home
- Scenic Woodland Views
- Quiet Residential Area

DESCRIPTION

A stunning detached property in the prime location of Dutton. This beautiful home sits on a fantastic plot offering ample living space, four bedrooms, a family bathroom and a private garden with scenic woodland views. Located within a short distance to the local transport links nearby this would make the perfect family home.

Access into this home is via a welcoming hallway leading into the bay windowed lounge allowing the natural light to flow through. You are also able to access the downstairs WC, kitchen and separate dining room. To the first floor the gallery landing allows you to access all four bedrooms and family bathroom. Bedroom one, two and three are double bedrooms and bedroom one offers an en suite.

GARDEN

Sitting on a generous plot this garden is mainly laid to lawn with decking to the side. To the rear there is beautiful woodland making this gorgeous space tranquil and private.

To the front of the property there is a driveway suitable for multiple cars and an attached garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.58m x 5.06m
- Kitchen 4.68m x 2.72m
- Dining Room 2.75m x 2.75m
- WC 1.68m x 0.84m
- Garage 5.10m x 2.56m

FIRST FLOOR

- Landing
- Bedroom One 3.36m x 4.00m
- En-suite 2.67m x 2.34m
- Bedroom Two 4.82m x 2.60m
- Bedroom Three 2.94m x 2.70m
- Bedroom Four 2.05m x 2.72m
- Bathroom 2.05m x 2.35m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

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.

DISTANCES

- Frodsham 4 miles
- Stockton Heath 6 miles
- Warrington Town Centre 7 miles
- Chester City Centre 16 miles via M56
- Manchester Airport 18 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Halton Borough Council

Council Tax Band: E

Ground Rent: £65pa

Service Charges: TBC

Tenure: Leasehold

Lease Remaining: 977 Years

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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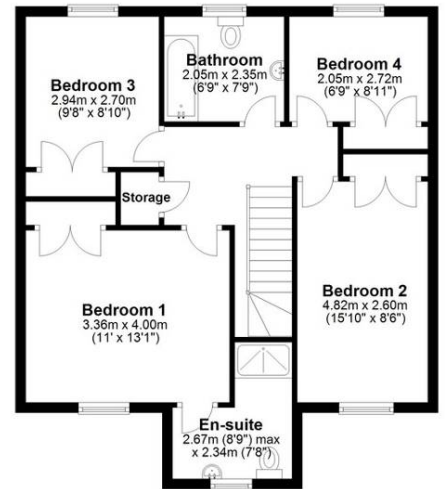
Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)

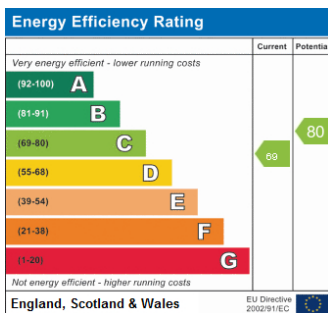


First Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Total area: approx. 129.6 sq. metres (1395.2 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs

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