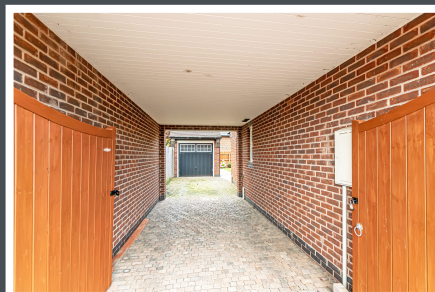




Stalbridge Drive, Swans Reach Sandymoor, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Sought After Location
- Set Over Three Floors
- Modern Home
- Popular Estate
- Open Plan
- Four Double Bedrooms
- Two En-Suites
- Detached Garage
- Private Garden
- Sheltered Driveway

DESCRIPTION

Set over three floors we have this fabulous modern home in the sought after location of Sandymoor. This fantastic property has four double bedrooms, two en-suites and an abundance of living space. There is a sheltered driveway, detached garage and lovely private rear garden. Viewings are highly recommended.

Access into this gorgeous home is via a welcoming hallway leading to an open plan kitchen/dining room and family room with bi-folding doors. There is also a utility/WC. To the first floor there is a spacious lounge with balcony and a double bedroom with en-suite. To the second floor there are three further double bedrooms, another en-suite and a stylish family bathroom.

GARDENS

To the rear of the property there is a lovely private garden which is laid to lawn and has a wonderful patio area, perfect for alfresco dining. There is a long sheltered driveway which runs down the side of the property and leads to the detached garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Family Room 2.99m x 4.98m
- Kitchen/Dining Room 5.88m x 2.97m
- Utility/WC 1.98m x 1.91m

FIRST FLOOR

- Lounge 5.88m x 3.31m
- Bedroom Two 3.92m x 2.81m
- En-suite 1.78m x 1.80m

SECOND FLOOR

- Landing
- Bedroom One 4.00m x 2.81m
- En-suite 1.78m x 2.08m
- Bedroom Three 3.11m x 3.98m
- Bedroom Four 2.67m x 3.19m
- Bathroom 1.66m x 2.42m

SERVICES

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

LOCATION

Sandymoor is a modern village which lies between Warrington and Runcorn. Locally there are stunning family walks and a children's play area. There is also a new secondary school in the local vicinity. Sandymoor is conveniently located for access to the M56 and to the Silver Jubilee Bridge or Runcorn Bridge.

DISTANCES

- Warrington Town Centre 5 miles
- Manchester Airport 18 miles via M56
- Liverpool City Centre 18 miles via M62
- Chester City Centre 18 miles via M56
- Manchester City Centre 24 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Halton Borough Council

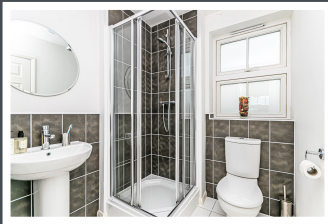
Council Tax Band: E

Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

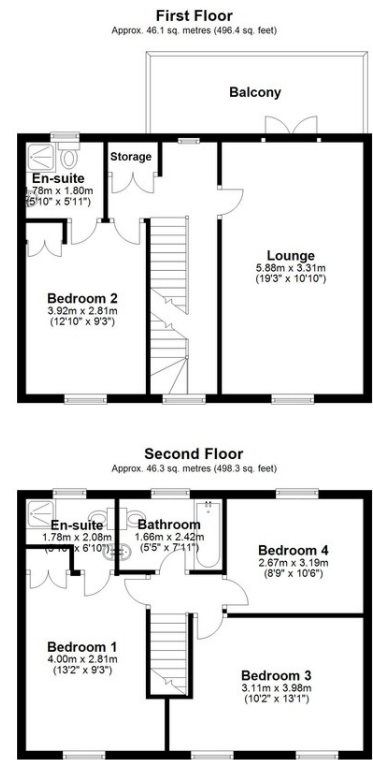
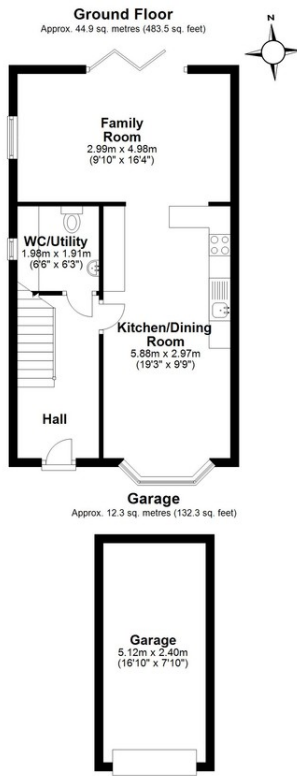
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



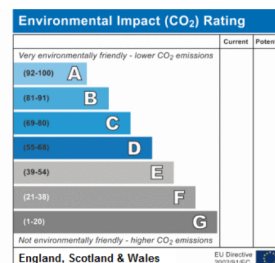
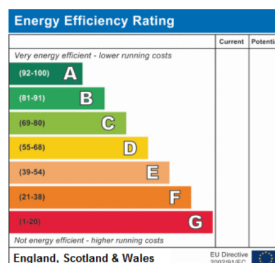


IMPORTANT NOTICE:

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.



Total area: approx. 149.6 sq. metres (1610.4 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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