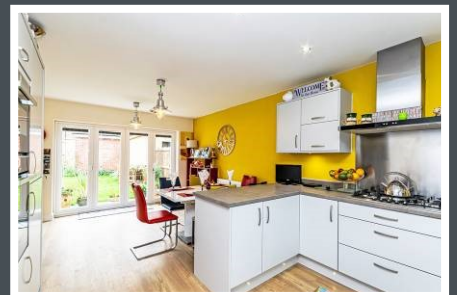
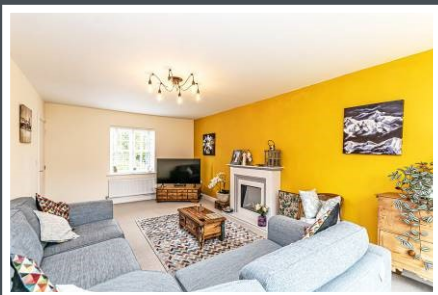




Bitteswell Court, Sandymoor Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Detached Property
- Four Bedrooms
- Beautifully Presented
- En-suite to Master
- Freehold
- Family Bathroom
- Spacious Lounge
- Generous Rear Garden
- Modern Kitchen/Diner
- Driveway & Garage

DESCRIPTION

Here we have a gorgeous four bed detached in the sought after location of Sandymoor. This wonderful modern home has an abundance of living space and enjoys a fabulous rear garden, perfect for a growing family. This superb property also has the benefit of being freehold.

Access into this beautiful property is via a welcoming hallway, leading to a lovely lounge and a stylish kitchen diner with bi-folding doors onto the garden. There is also a utility room and downstairs WC. To the first floor there are four generous bedrooms, with en-suite to master and a modern family bathroom.

GARDEN

To the rear of the property there is a fabulous sized garden which is mainly laid to lawn and enjoys a great patio area, perfect for alfresco dining. To the front of the property there is driveway parking leading to the detached garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.35m x 3.61m
- Dining Kitchen 6.35m x 3.61m
- Utility Room 1.54m x 1.94m
- WC 1.00m x 1.94m

FIRST FLOOR

- Landing
- Bedroom One 3.47m x 3.38m
- En-suite 1.60m x 2.85m
- Bedroom Two 2.94m x 3.70m
- Bedroom Three 3.31m x 3.06m
- Bedroom Four 2.78m x 2.64m
- Bathroom 1.86m x 3.29m

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

- Runcorn Town Centre 3 miles
- Stockton Heath 5 miles
- Warrington Town Centre 6 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

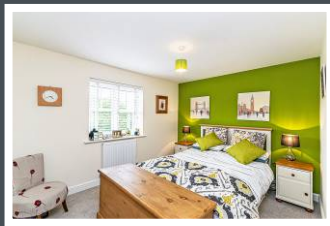
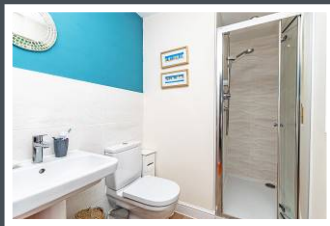
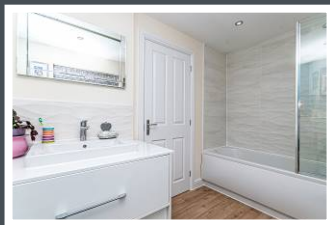
Council Tax Band: E

Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

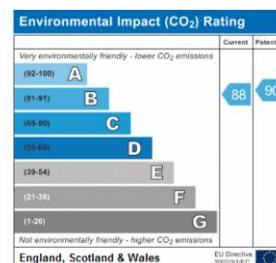
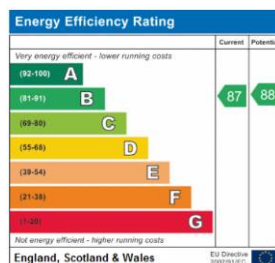
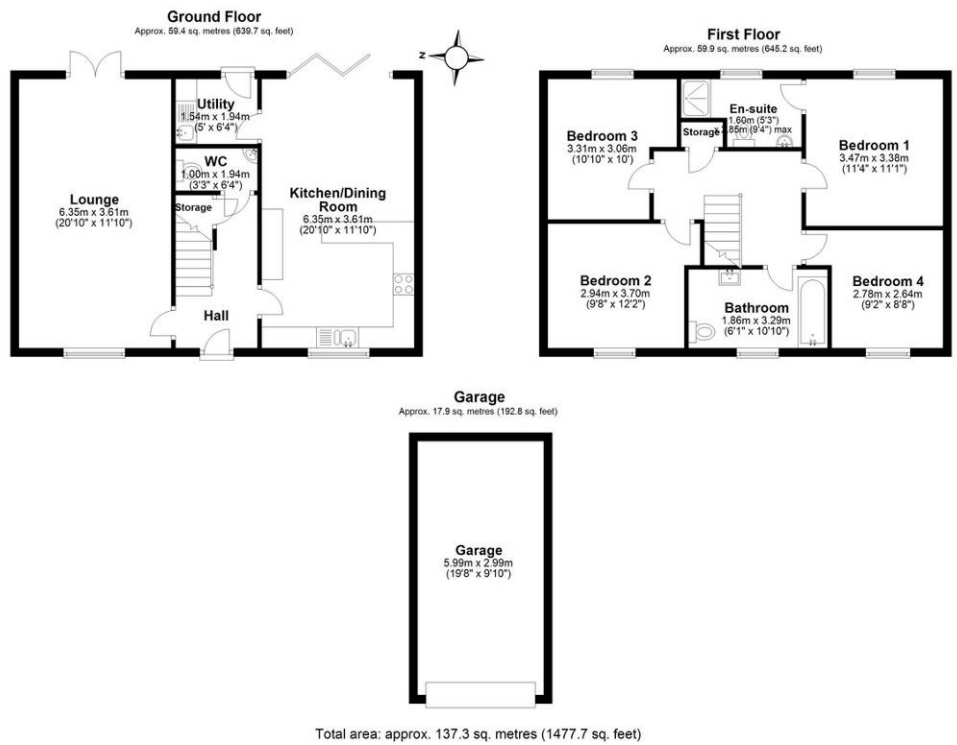
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





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.



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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