



Lutterworth Avenue, Sandymoor, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Detached Family Home
- Stunning Kitchen / Diner
- Spacious Lounge
- Four Bedrooms
- En Suite Bathroom
- Sought After Location
- Garage
- Landscaped Garden
- Off Road Parking



DESCRIPTION

A beautifully presented detached property in sought after location of Sandymoor. Sat on one of the best plots, this modern family home has an abundance of living space, a stunning kitchen, four bedrooms and a south facing garden with off road parking.

Access into this attractive home is via a bright and welcoming hallway leading to a stylish kitchen/diner and utility room, a spacious lounge and WC. To the first floor there is a lovely master bedroom with en-suite, three further good sized bedrooms and family bathroom.



GARDEN

To the rear of the property there is a large landscaped garden which is laid to lawn and boasts a lovely patio area, perfect for alfresco dining. To the side of the property there is driveway parking leading to a garage.

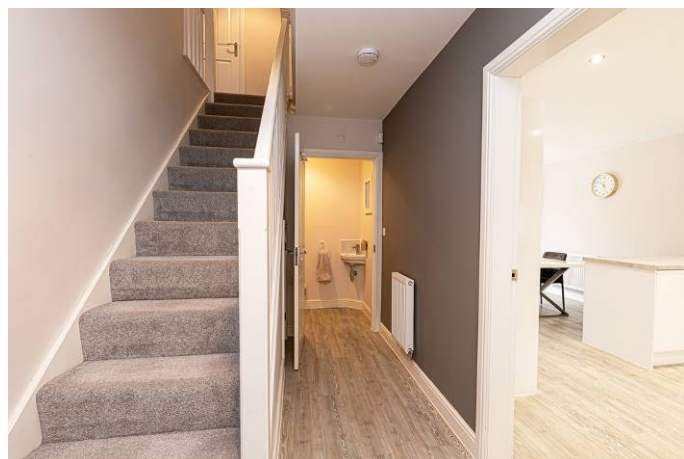
SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.45m x 3.67m
- Dining Kitchen 6.45m x 3.67m
- Utility Room 1.6m x 2.00m
- WC

FIRST FLOOR

- Landing
- Bedroom One 3.50m x 3.41m
- En-suite 1.66m x 2.90m
- Bedroom 2 3.00m x 3.29m
- Bedroom 3 3.35m x 3.03m
- Bedroom 4 2.85m x 2.72m
- Bathroom 1.93m x 3.17m



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

- | | |
|--------------------------|------------------|
| • Stockton Heath | 5 miles |
| • Warrington Town Centre | 6 miles |
| • Runcorn Town Centre | 7 miles |
| • Liverpool City Centre | 17 miles via M62 |
| • Manchester Airport | 20 miles via M56 |
| • Manchester City Centre | 27 miles via M56 |

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Halton Council
Council Tax Band: E
Tenure: Freehold

Contents, Fixtures and Fittings

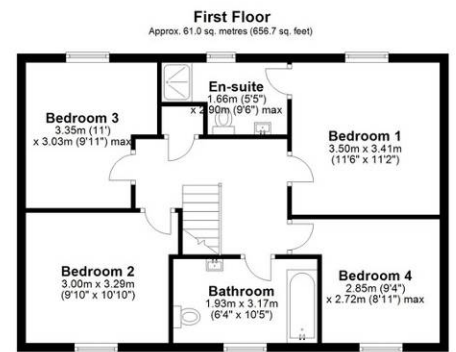
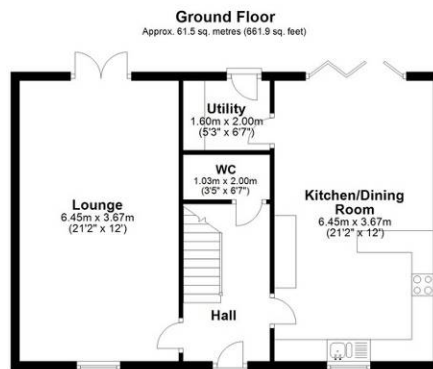
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



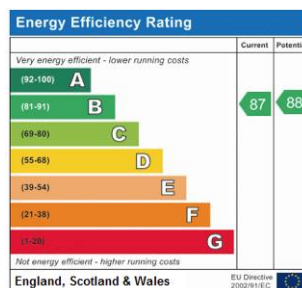


IMPORTANT NOTICE:

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. 122.5 sq. metres (1318.6 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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