

Sandymoor



FREEHOLD Property Built By 'BLOOR HOMES' | WESTERLY Facing LANDSCAPED Rear Garden | UPGRADED Package with 'AMTICO' | OPEN PLAN Dining Kitchen & APPLIANCES | EN-SUITE & UTILITY. This nearly new semi-detached house offers a delightful blend of modern living and comfort. Built in 2021, the property boasts a contemporary design that is sure to appeal to families and professionals alike comprising an entrance canopy, hall, lounge, dining kitchen, utility, WC, three bedrooms, en-suite and main bathroom. Driveway parking for three cars.

Offers Over £305,000

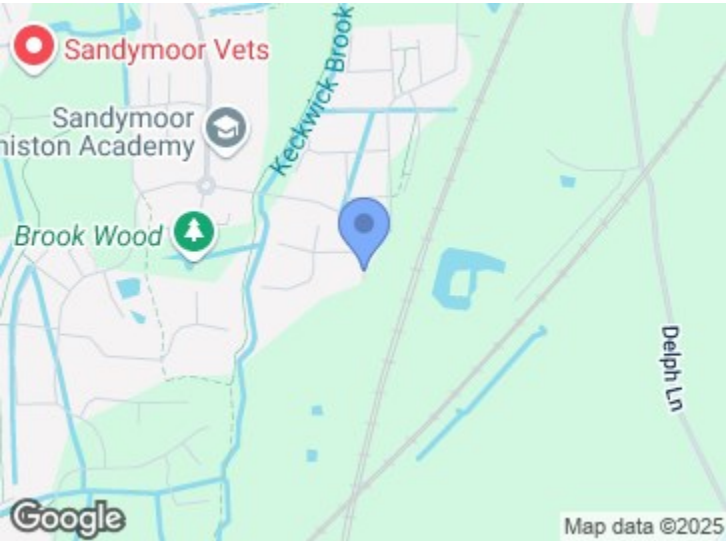
Tel: 01925 600 200

Location

Sandymoor is a civil parish in Halton, Cheshire, The majority of housing in Sandymoor was built post-1990 and the parish was formed in 2008 by the Halton (Parish Electoral Arrangements). Sandymoor lies approximately 3 miles east of Runcorn town centre, 4 miles south-west from Warrington town centre and 2 miles north of the M56 motorway.

The market towns of Altrincham, Knutsford and Frodsham, which are important centres, are within easy commuting distance. Both Warrington and Runcorn stations provide direct main line travel to London, Liverpool, Manchester and the North. The airports of Manchester and Liverpool are both within thirty minutes drive.

Sandymoor includes a number of features including a retail development at the centre of the village including a convenience store, a nursery, restaurants and other shops. Sandymoor Hall, a community hall hosting daily clubs, classes and events. and Sandymoor Ormiston Academy, a secondary free school established in 2012 and now an academy since 2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Sandymoor Wharford Lane



Known locally as 'Beamish Place', this nearly new 'FREEHOLD' property built by Messrs 'Bloor Homes' (Boasting a 5-star Home Builders Federation rating for the 6th year running) enjoys beautifully presented accommodation which benefits from several upgrades including 'Amtico' flooring to the ground floor, upgraded tile package for the bathrooms and a landscaped garden with a useful summer house sourced from 'Solid Sheds'.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles. This is a rare find in the area and adds to the overall appeal of the property, making it ideal for families with multiple cars or guests.

Occupying an ever increasingly popular location with enhanced amenities, this beautifully presented semi-detached home affords accommodation presented over two storeys including an entrance canopy, hallway accessed through a 'Composite' door, lounge with 'Amtico' and an understairs storage cupboard. dining kitchen complete with integrated appliances and 'French' doors opening onto the garden, utility area and WC. The first floor includes the landing which is boarded and is accessed via a drop-down ladder, principal bedroom with fitted wardrobes and an en-suite, second bedroom located to the front, third bedroom with storage and a main bathroom. Externally there are landscaped gardens to the rear, lawned gardens to the front and driveway parking for three vehicles.

With its prime location in Sandymoor, residents can enjoy a peaceful suburban lifestyle while still being within easy reach of local amenities and transport links. This property is perfect for those seeking a modern home in a friendly community.

Accommodation

Entrance Canopy

Entrance Hallway

4'7" x 4'3" (1.41m x 1.32m)

Accessed through a 'Composite' front door with three frosted double glazed panels, 'Amtico' flooring, staircase to the first floor and a central heating radiator.

Lounge

14'4" x 12'2" (4.39m x 3.73m)

Again with a continuation of the 'Amtico' flooring, useful under the stairs storage cupboard housing the electric consumer unit, PVC leaded double glazed window to the front elevation, television point, telephone point and a central heating radiator.

Dining Kitchen

12'0" x 11'10" (3.66m x 3.63m)

Boasting a rear aspect with PVC double glazed 'French' doors with matching adjacent panels opening out onto the landscaped garden. this tastefully presented room offers excellent space with a range of matching base, drawer and eye level units finished in a 'midnight' blue with 'LED' lighting. The kitchen is enhanced with a comprehensive range of integrated appliances including a four ring induction hob with splashback and a matching illuminated chimney extractor above, oven and grill, fridge/freezer and a dishwasher. One and a half bowl composite single sink drainer unit with a chrome mixer tap set in a heat resistant work surface. 'Amtico' flooring and a central heating radiator.

Utility

6'4" x 3'3" (1.94m x 1.01m)

Extremely useful and necessary space including a work surface with cupboard storage below and adjacent space for a washing machine. In addition, there is display shelving and an eye level cupboard housing the 'Logic Combi ESP1 35' Boiler. 'Amtico' flooring and a door to the:



WC

5'4" x 3'3" (1.63m x 1.01m)

Two piece 'Roca' suite including a wash hand basin with a chrome mixer tap complete with a low level WC. Again a continuation of the 'Amtico' flooring, tiled walls to dado height, extractor fan and a central heating radiator.

First Floor

Landing

9'7" x 4'11" (2.94m x 1.52m)

Loft access with a drop-down ladder providing access to the boarded loft.

Bedroom One

11'2" max x 9'6" (3.41m max x 2.90m)

Double wardrobe providing hanging and shelving space with sliding mirrored doors, PVC double glazed window to the rear elevation, television point, telephone point and a central heating radiator.

En-Suite Shower Room

8'2" x 6'0" (2.49m x 1.84m)

'Roca' suite including an oversized tiled cubicle with a thermostatic shower and both rain-shower and retractable heads, wash hand basin set into a vanity unit with a chrome mixer tap, drawer storage and a mirrored cabinet above all complete with a low level WC. Feature tiled shower wall complimented with contrasting tiled walls and flooring, inset lighting, chrome ladder heated towel rail, PVC frosted double glazed window to the rear elevation and an extractor fan.

Bedroom Two

11'7" x 8'9" (3.55m x 2.67m)

PVC leaded double glazed window to the front elevation and a central heating radiator.

Bedroom Three

11'7" x 6'5" (3.55m x 1.98m)

Storage cupboard providing hanging and shelving space, display shelving, PVC leaded double glazed window to the front elevation and a central heating radiator.

Bathroom

7'9" x 5'6" (2.38m x 1.69m)

'Roca' suite comprising a panelled bath with a mixer shower head and screen, wash hand basin set on a vanity unit with drawer storage below and a mirrored cabinet above with display shelving all complete with a low level WC. Feature tile wall above the bath complimented with subtly contrasting tiled walls and flooring, inset lighting, chrome ladder heated towel rail, PVC frosted double glazed window to the side elevation and an extractor fan.

Outside

The westerly facing garden enjoys a sunny aspect and benefits from a comprehensive programme of landscaping resulting in a generous, attractive patio ideal for the hardstanding of garden furniture, in addition to a similar sized area reserved for the planting of flowering plants, shrubs, bushed and trees culminating in a garden full of colour with limited maintenance. Water tap, lighting and a gate providing access to the driveway. The front features a lawned garden and an adjacent driveway providing parking for three vehicles.

Tenure

Freehold.

Council Tax

Band 'C' - £1,920.01 (2024/2025)

Local Authority

Halton Borough Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA7 1EB

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.