Sandymoor



Total area: approx. 59.8 sq. metres

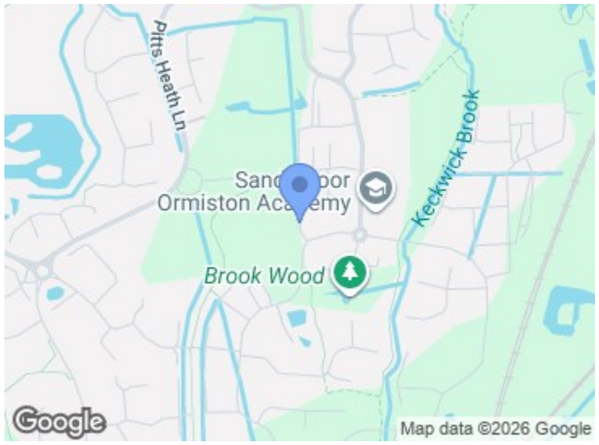
Location

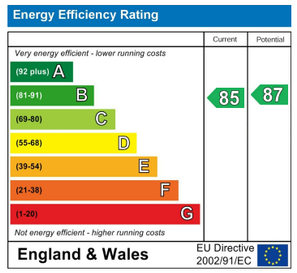
Sandymoor is a civil parish in Halton, Cheshire, The majority of housing in Sandymoor was built post-1990 and the parish was formed in 2008 by the Halton (Parish Electoral Arrangements). Sandymoor lies approximately 3 miles east of Runcorn town centre, 4 miles south-west from Warrington town centre and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

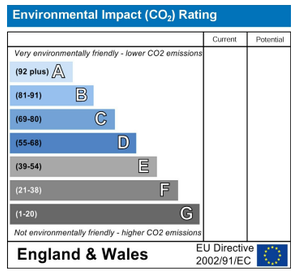
The cosmopolitan village of Stockton Heath is just 5 miles away, hosting a range of associated amenities including restaurants, bars and bistro's.

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, along with Sandymoor Ormiston Academy.









FIRST FLOOR APARTMENT I TWO DOUBLE BEDROOMS I BATH AND SHOWER ROOM I 'NEFF' APPLIANCES I ALLOCATED PARKING I GREEN VIEWS I GAS CENTRAL HEATING I CLOSE TO LOCAL SHOPS This modern, purpose built apartment boasts green views from the lounge and dining kitchen, along with two double bedrooms and a four piece bathroom suite. Allocated parking, gas central heating and close proximity to local convenience shops.

£150,000

www.cowdelclarke.com

98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

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Sandymoor
Biggleswade Drive







Accomodation
Light and airy south-westerly facing first floor apartment overlooking adjacent green space. Allocated parking leads to two secure, communal entrance doors (front and rear) with intercom access and individual post boxes. The communal area is monitored and cleaned twice a week, and is a welcoming space for residents. The staircase leads to the first floor, with further foyer and apartment door. On entering the apartment, an entrance hallway with convenient utility storage area opens to living accommodation.

Communal Entrance
Well presented communal entrance, with secure intercom and keypad entrance, communal lighting, staircase leading to floors above.

Entrance Hallway
10'3" x 3'11" (3.14m x 1.2m)
Front door opening onto the entrance hallway with carpeted entrance, convenient utility cupboard with space for washing machine and cloaks / shoe storage, wall mounted intercom system, ceiling light and access to:

Lounge / Dining / Kitchen
20'11" (max) x 15'1" (max) (6.4m (max) x 4.6m (max))
Modern high gloss kitchen with a range of inbuilt 'Neff' appliances including four ring gas hob with chrome extractor and stainless splashback, 'Neff' oven & grill, dishwasher, 'Neff' 50/50 Fridge Freezer, Stainless steel one and a half bowl sink with drainer and chrome mixer tap, boiler cupboard housing a 'Potterton Pro-max Ultra Combi-boiler (2017)', PVC Double glazed windows to the front and side elevation, central heating radiator and ceiling light.

Bedroom One
14'3" (max) x 11'1" (4.35m (max) x 3.4m)
Double glazed PVC window to the side elevation, central heating radiator and ceiling light.





Bedroom Two
13'8" x 7'6" (4.17m x 2.3m)
PVC Double glazed window to the front elevation, central heating radiator and ceiling light.

Bath & Shower Room
9'0" x 7'6" (2.76m x 2.3m)
Four piece suite comprising panelled bath with chrome mixer tap, shower cubicle with glass screening, chrome tapware and tiled walls, sink with chrome mixer tap and mirrored wall mounted unit above, chrome ladder style radiator, low level W.C, hand wash basin with chrome mixer tap, convenient tiled shelf, ceiling light and extractor fan.

Outside
A convenient parking area provides an allocated parking space accompanied with visitor parking. Two way access to the building with each door having secure key access or intercom systems and individual exterior post-boxes.

Tenure
Leasehold

Service Charge
£1,538.27 Per annum reviewed annually with reserve fund in place.

Ground Rent
£500 Per annum payable to Compton Group.

Council Tax
Band 'B'

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 1FY

Possession
Vacant possession upon completion.

Viewing
Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200 or property@cowdelclarke.com.