



Newmoore Lane, Sandymoor

Offers Over £325,000

 **Adams**

Newmoore Lane, Sandymoor

FOUR BEDROOM DETACHED FAMILY HOME. SOUGHT AFTER SANDYMOOR LOCATION. VIEWING ADVISED.

***PLEASE CALL TO ARRANGE A Adams Estate Agents offer to market this four bedroom detached family home. The property has been very well cared for by its current owners and offers well appointed living space. In brief, the accommodation comprises; entrance hall, lounge, dining room, kitchen and WC to the ground floor. Whilst to the first floor, there are four bedrooms with master offering en-suite facilities and family bathroom. Externally, to the front of the property there is a driveway providing ample off road parking and access to the garage. To the rear, there is a generous sized enclosed rear garden with flagged patio area. Situated in a sought after area with excellent access for major motorways and airports, this beautifully presented home must be viewed internally to fully appreciate. EPC rating D. Council Tax Band D.





Viewing

By prior appointment only through our Runcorn Office.

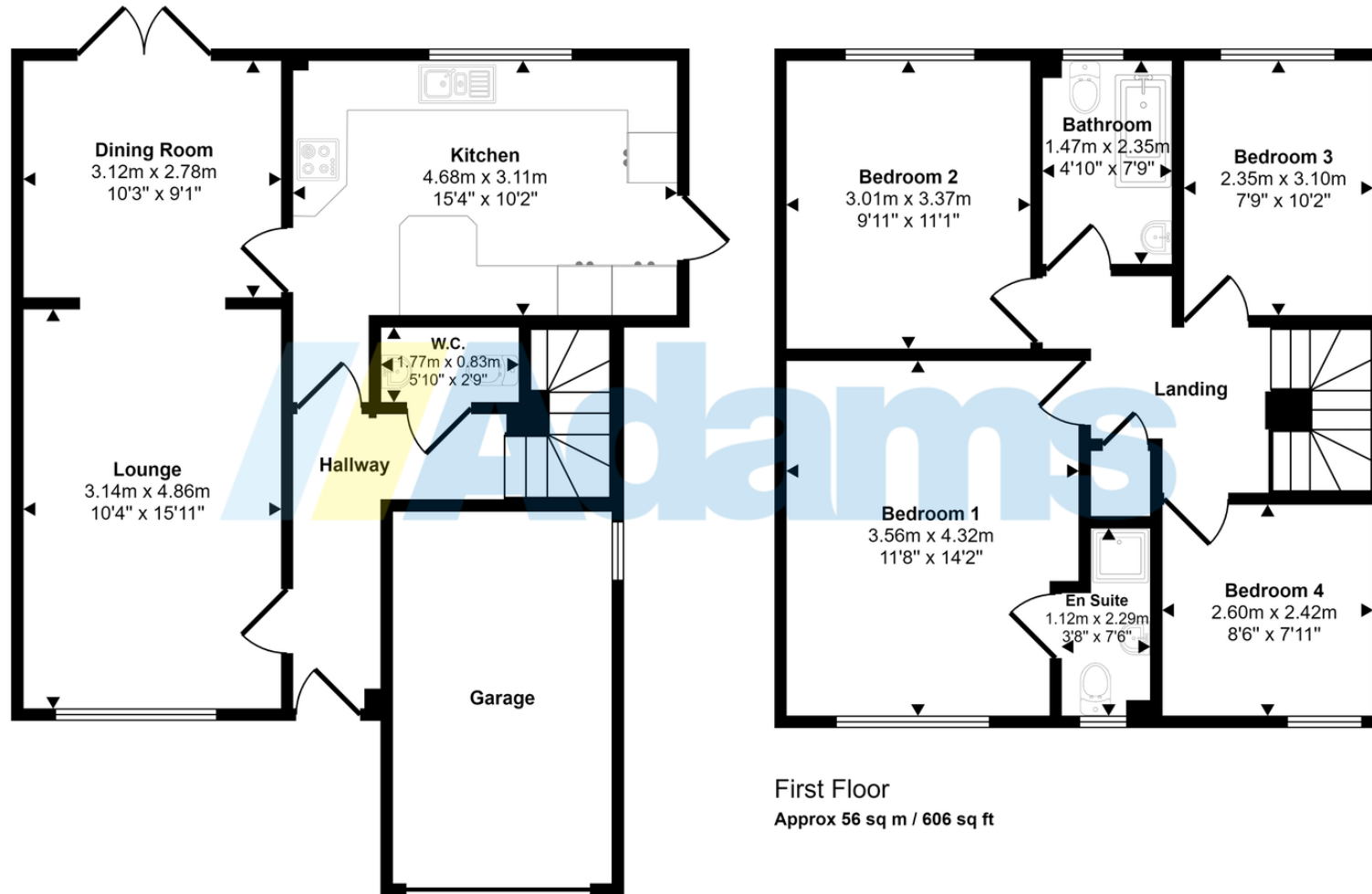
Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floorplans are for guide purposes only and all dimensions are approximate.





Approx Gross Internal Area
120 sq m / 1295 sq ft



Ground Floor
Approx 64 sq m / 689 sq ft

First Floor
Approx 56 sq m / 606 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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