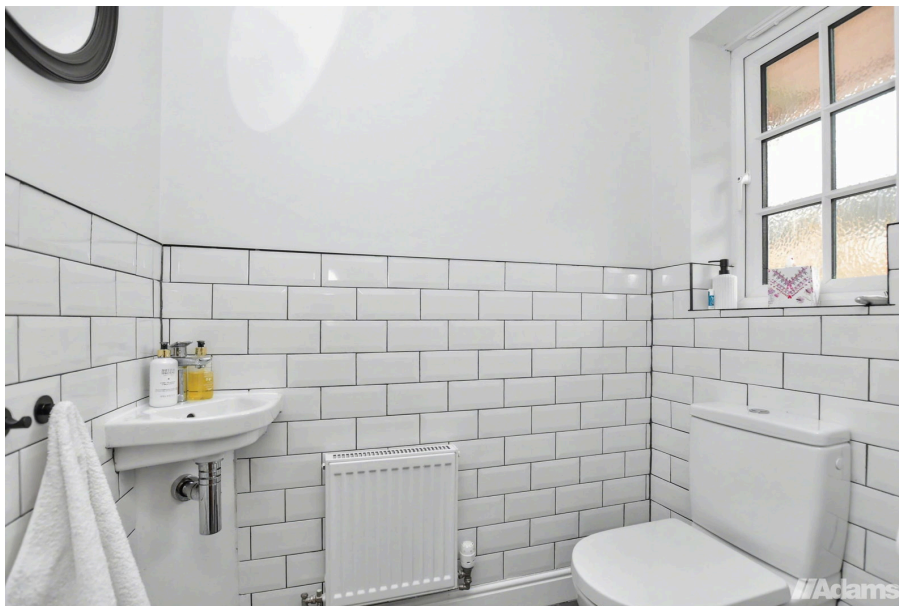




# Lutterworth Avenue, Sandymoor, WA7 1HY

Offers In Region Of £320,000

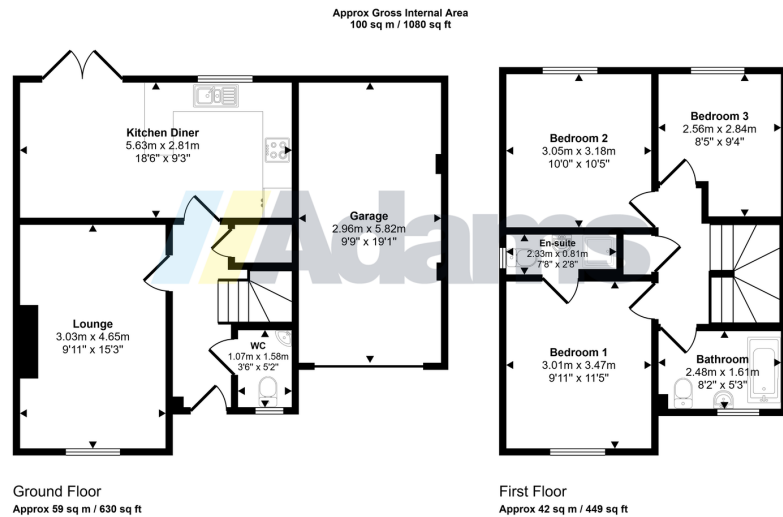
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- Three Bedroom
- Well Presented
- Newly Fitted Media Wall
- Close to Amenities
- EPC rating: B
- Detached Family Home
- Spacious Throughout
- Driveway & Garage
- Leasehold Tenure
- Council Tax: D



This modern detached home occupies a sought-after position along Lutterworth Avenue within the highly regarded Sandymoor development, ideally located on the outskirts of Runcorn. Sandymoor is a popular choice for families, offering scenic walks, a children's park, and a range of everyday amenities including well-regarded secondary schooling, all within close proximity of this well-presented home.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	86	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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