



Extended Detached Home

Five Beds / Three Baths

Utility & Cloaks / WC

Sought After Cul-De-Sac Position

Impressive Open Plan Living Space

Double Garage & Driveway Parking

Holford Moss

Sandymoor, Cheshire, WA7 1GB

£450,000

Extended Detached Family Home - Sought After Sandymoor Cul-De-Sac Position

Five Beds - Three Baths - Impressive Open Plan Kitchen / Dining / Garden Room

Immaculate Presentation - Home Office - Utility & Cloaks / WC

Landscaped Gardens - Double Garage - Driveway Parking For Several Cars

Early Viewing Essential

Ground Floor

Entrance Hall 13' 11" max x 12' 6" max (4.24m x 3.81m)



Lounge



Home Office / Sitting Room

Cloakroom / WC 6' 10" x 3' 6" (2.08m x 1.07m)

Lounge 19' 9" x 11' 8" + recess (6.02m x 3.55m)



www.adamsea.co.uk

Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
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Open Plan Kitchen / Dining / Garden Room



Kitchen / Dining Area 21' 2" x 15' 2" (6.45m x 4.62m)



Garden Room 25' 11" x 9' 7" (7.89m x 2.92m)



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Utility Room 6'10" x 5' 6" (2.08m x 1.68m)



First Floor

Landing 13' 9" + recess x 7' 2" + recess (4.19m x 2.18m)

Bedroom One 15' 10" max into recess x 13' 0" max (4.82m x 3.96m)



Ensuite 7' 2" x 4' 10" + recess (2.18m x 1.47m)



Bedroom Two 11' 9" x 11' 5" (3.58m x 3.48m)



Bedroom Three 11' 8" x 9' 9" (3.55m x 2.97m)



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Bedroom Four 11' 10" x 8' 0" (3.60m x 2.44m)



Bedroom Five 8' 1" x 7' 10" (2.46m x 2.39m)



Bathroom 8' 8" x 5' 5" + recess (2.64m x 1.65m)



Shower Room 7' 0" x 3' 11" (2.13m x 1.19m)



Outside

Double Garage & Driveway Parking



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Gardens



Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

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. Floor plans are for guide purposes only and all dimensions are approximate.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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