



**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**

**23 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)



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Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
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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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