





Five Beds / Three Baths
Impressive Open Plan Living Space

Utility & Cloaks / WC Double Garage & Driveway Parking

23 Holford Moss Sandymoor, Cheshire, WA7 1GB



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

Lounge

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



Cloakroom / WC 6' 10" x 3' 6" (2.08m x 1.07m) Lounge 19' 9" x 11' 8" + recess (6.02m x 3.55m)



Home Office / Sitting Room

















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www.adamsea.co.uk

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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)



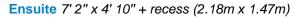






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Bedroom Two 11' 9" x 11' 5" (3.58m x 3.48m)



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)



The Property Ombudsman











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



Outside

Double Garage & Driveway Parking



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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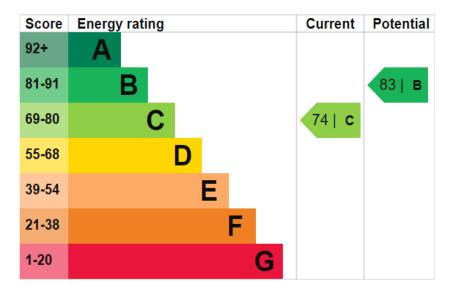


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