



## Redacre Close, Dutton Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi Rural Location
- Family Home
- Renovation Opportunity
- Abundance of Living Space
- Private Garden
- Four Bedrooms
- Downstairs WC
- Large Driveway
- Integrated Garage
- Canal Walks



## DESCRIPTION

A stunning detached property in the desirable location of Dutton. Surrounded with woodland this beautiful home sits on a fantastic plot. A sizeable property offering ample living space, four bedrooms, family bathroom and en-suite. This home provides a fantastic opportunity for further renovation making it the perfect dream home.

Access into the spacious home is via a welcoming hallway leading to a large lounge, bright and airy dining area, fitted kitchen with a utility and a downstairs WC. The ground floor also features an integrated garage. To the first floor are three good sized bedrooms and a fourth bedroom, there is a family bathroom as well as an en-suite.

## GARDEN

Backing onto a beautiful woodland the private garden is not overlooked, it is a truly picturesque view. The garden consists of lawn and a large patio area perfect for alfresco dining. To the front of the property is a large driveway offering off-road parking for multiple vehicles.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 5.26m x 3.15m
- Dining Room 2.84m x 3.15m
- Kitchen 2.84m x 3.32 m
- Utility Room 2.84m x 1.59m
- WC 1.97m x 0.90m
- Garage 5.26m x 2.74m

### FIRST FLOOR

- Landing
- Bedroom One 4.28m x 3.15m
- En-suite 1.38m x 2.33m
- Bedroom Two 3.75m x 2.74m
- Bedroom Three 2.84m x 3.15m
- Bedroom Four 2.97m x 2.74m
- Bathroom 1.88m x 2.31m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (Via BT)



## LOCATION

Dutton is a civil parish and village within the Preston Brook Parish Council and Weaver Vale constituency, about two miles east of Runcorn. Dutton is on the River Weaver and is home to Dutton Hall, built in 1513. There is the Trent Mersey canal within easy walking distance and some lovely walks towards Frodsham, Aston, and Stockton Heath.



## DISTANCES

- Frodsham 4.2 miles
- Walton Gardens 5 miles
- Stockton Heath 6 miles
- Warrington Town Centre 7 miles
- Chester City Centre 16 miles via M56
- Manchester Airport 18 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)

## GENERAL INFORMATION

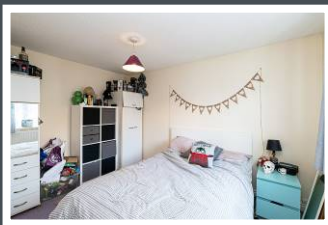
**Local Authority:** Halton Borough Council  
**Council Tax Band:** E  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





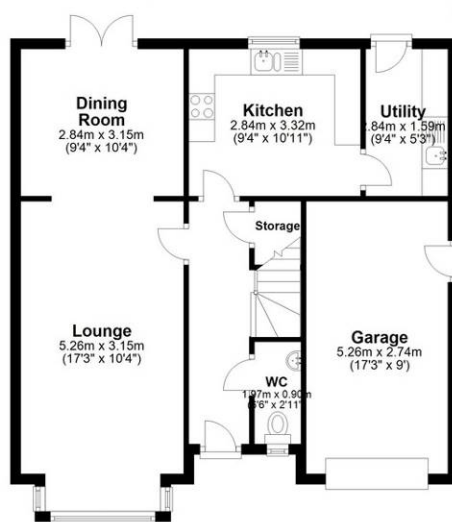


### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### Ground Floor

Approx. 68.0 sq. metres (731.7 sq. feet)

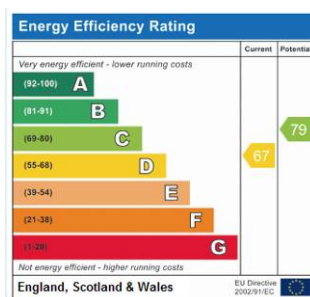


### First Floor

Approx. 61.0 sq. metres (656.1 sq. feet)



Total area: approx. 128.9 sq. metres (1387.7 sq. feet)



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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