



Redacre Close, Dutton, Warrington, WA4

£375,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

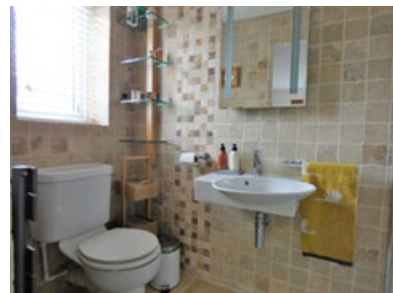
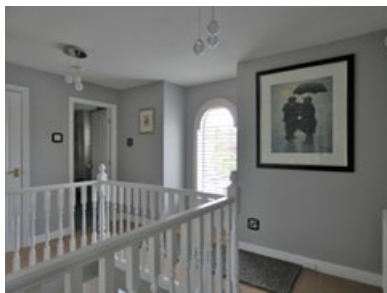
****FANTASTIC FOUR BEDROOM FAMILY HOME SITUATED ON A CORNER PLOT IN A DESIRABLE LOCATION OFFERED FOR SALE WITH NO ONGOING CHAIN**** This fantastic family home offers an abundance of living and sleeping accommodation and has been beautifully presented and maintained.

Key features:

- Four Bedrooms
- No Ongoing Chain
- Countryside Location
- Easy Commuting Links

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band E (£2137.79 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



****FANTASTIC FOUR BEDROOM FAMILY HOME SITUATED ON A CORNER PLOT IN A DESIRABLE LOCATION OFFERED FOR SALE WITH NO ONGOING CHAIN****

This fantastic EX SHOWHOME offers an abundance of family living and sleeping accommodation within and has been beautifully presented and maintained. The property has been modernised and features neutral decor.

To the ground floor is a large sitting area that has plenty of natural light spilling through the double glazed windows to the front and French doors to the rear ensuring this room is airy and bright.

There is also a dining room with a beautiful outlook to the rear which is versatile in its use, and could alternatively be used as an office or a play room should it be desired.

The kitchen benefits from a modern range of Ivory high gloss wall and base units with timber work surfaces and a complementary orange glass splash back.

The utility is located off the kitchen and ensures that the washing machine can be kept tucked away.

There is a downstairs WC which benefits from a modern white suite.

There is also a good sized under stairs storage cupboard.

To the first floor there is a large galleried landing which again has plenty of natural light flooding in ensuring it is airy and bright,

Four bedrooms can be located to the first floor, all of which are great sizes and the master benefits from an ensuite. The third bedroom also has a built in wardrobe.

The well proportioned family bathroom features a modern white suite.

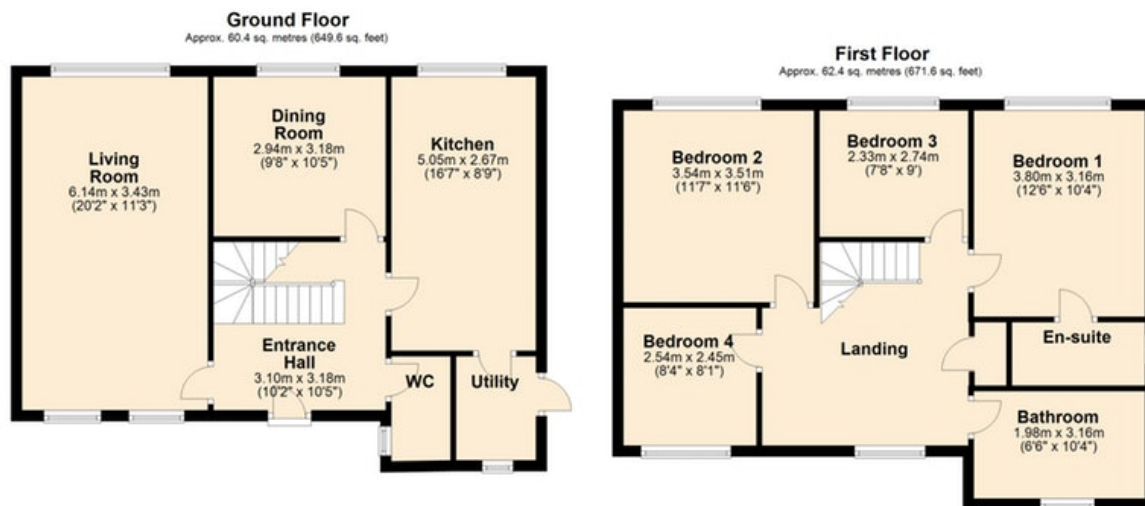
The loft area has been part boarded with pull down ladders offering further storage space.

Externally to the front of the property is a driveway that can accommodate off street parking for several vehicles and leads to a double garage with electric roller shutter doors.

There are lawned gardens to the front, sides, and rear of the property as it is proudly boasting a great corner plot. The gardens feature decorative borders and mature shrubs. The fencing and brick built wall provides privacy for the gardens and the patio areas to the rear and is ideal for al fresco dining and entertaining.

This small popular estate in DUTTON offers canal side and country walking on the doorstep. Dutton is situated approximately 7 miles from Warrington and Northwich town centres and 4 miles from the market town of Frodsham. The property is within easy reach of the M56, Mersey Gateway and mainline/local train stations.

Floor plan:



Total area: approx. 122.7 sq. metres (1321.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

1, Redacre Close, Dutton, WARRINGTON, WA4 4JU

Dwelling type: Detached house	Reference number: 0666-2841-7157-9301-8875
Date of assessment: 09 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 May 2019	Total floor area: 89 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,226
Over 3 years you could save	£ 282

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 282 over 3 years </div>
Heating	£ 1,626 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 396 over 3 years	£ 243 over 3 years	
Totals	£ 2,226	£ 1,944	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #ffc107; color: white;">(1-20) G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">69</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	69	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							
Current	Potential												
69	82												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
2 Solar water heating	£4,000 - £6,000	£ 138
3 High performance external doors	£2,000	£ 72

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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