



3 Purdy Close  
Old Hall, Warrington WA5 9QU

Offers Around  
£319,950

DETACHED bungalow, EXCELLENT location, THREE bedrooms, EN SUITE facilities, FREEHOLD Title, DOUBLE glazed CONSERVATORY, WORCESTER Combi (7 years), BOILER yearly serviced, SINGLE garage, ACCOMPANIED viewings.

Halton Kelly are delighted to offer for purchase this detached true bungalow with a side drive leading to a detached single garage. We are advised it is a Freehold Title, the boiler is 7 years old and serviced annually. Quality bungalows in such desirable location, close to all amenities and within walking distance to Asda rarely become available and this accommodation has been very well looked after by our clients. Only offered for sale due to the owners moving out of the area. With an open plan porch through to an attractive dining area and high specification kitchen, family lounge, inner vestibule, master bedroom and en suite, two further bedrooms, lovely fully tiled bathroom and conservatory.

The established gardens which are well kept and the garage has an electric up and over door, outside tap point and outside security lights.

Please contact Halton Kelly for further information or for accompanied viewings.



**REAR ELEVATION**



**OPEN ENTRANCE HALL**

Access through to open plan kitchen/dining area and access to lounge.



**DINING AREA**

13'6" x 9'1" (4.14m x 2.79m )

Open plan dining area opens through to a fabulous fitted kitchen.



**KITCHEN**

12'0" x 16'4" maximum (3.66m x 4.98m maximum )

Fitted with wall and base units, five ring gas cooker with overhead extractor, integral fridge/freezer, integral Neff oven, integral Neff microwave, plumbing for washing machine, 1.5 bowl drainer, central island, access to boiler which we are informed is 7 years old with full service history and access through external door to side driveway.



**LOUNGE**

18 x 11'2 (5.49m x 3.40m )

Spacious lounge with gas fire to surround and access through to inner hallway.





**INNER HALLWAY**

Access to all bedrooms and bathroom suite.



**MASTER BEDROOM**

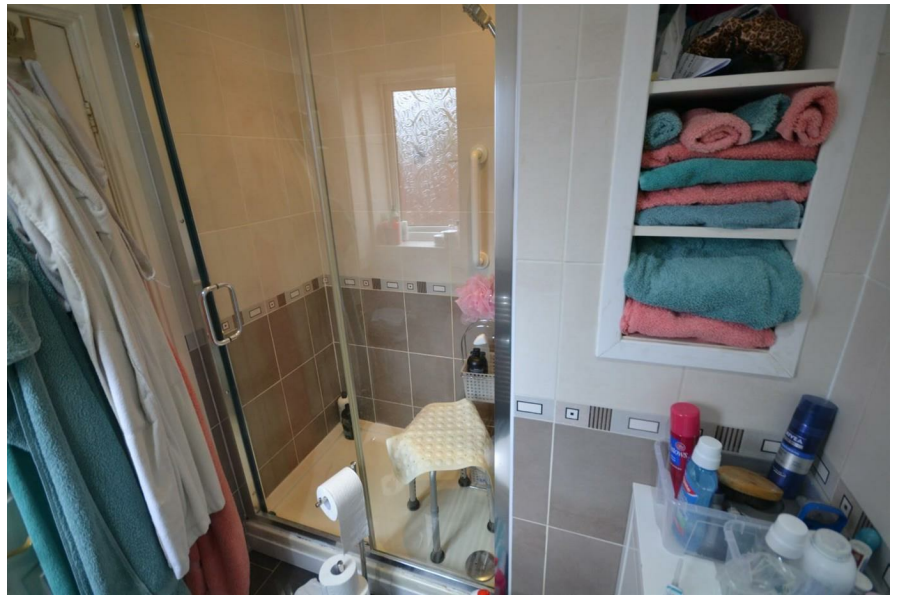
9'9 x 12'4 (2.97m x 3.76m )

Double bedroom to the rear. with fitted wardrobes/cupboard units.



**EN SUITE**

Fully tiled three piece shower suite with fitted mirrored unit and wall mounted radiator.



**BEDROOM TWO**

12'4 x 8'1 (3.76m x 2.46m)

Double bedroom with fitted wardrobes.





**BEDROOM THREE**

9'8 x 6'7 (2.95m x 2.01m )

Bedroom three currently used as storage and access through to conservatory.



**BATHROOM**

Fully tiled three piece bathroom suite with overhead shower, Jacuzzi bath and wall mounted radiator.



**CONSERVATORY**

9'9 x 9'7 maximum (2.97m x 2.92m maximum )

(Accessed from bedroom three) tile flooring and access through patio doors to rear garden.





**GARDEN**

Low maintenance garden, mainly to lawn with well established borders, outside security lighting and patio paved walkways.





**DRIVEWAY/GARAGE**

Access to single detached garage, outside tap and double opening gates.






**OUTLOOK FROM FRONT OF PROPERTY**






### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.