



17 Stromness Close  
Fearnhead, Warrington WA2 0TF

Offers Over  
£338,000

EXTENDED DETACHED house, FREEHOLD Title, FOUR bedrooms, GENEROUS accommodation, LARGE family Lounge, lovely wrap around GARDEN, DETACHED single garage, EN SUITE facilities, CUL DE SAC position, an ABSOLUTE Must See.

Halton Kelly are delighted to offer for sale, this deceptively spacious, extended four bedroom, detached house which we are advised is FREEHOLD Title. Set in a quiet cul de sac position, it is close to local amenities and motorway networks. Do not be deceived in thinking this is a run of the mill detached house, it offers fantastic, spacious living accommodation. Briefly comprising, Entrance Hall, ground floor W.C., a generous sized family Lounge with French door to the Dining Room and sliding patio doors to the garden, fully fitted Kitchen, 'T' shaped Landing with storage cupboard housing a Combi boiler serviced July 2023 and access to a 3/4 boarded insulated Loft with light, Master Bedroom with mirrored sliding robes and En Suite, two excellent sized double bedrooms, a single Bedroom and family Bathroom.

Outside to the front is a driveway leading to a single detached Garage with lighting, power and obscured glass at the rear allowing natural light inside, the side gate takes you into a fabulous wrap around garden.

Please call Halton Kelly for further information and viewing arrangements.

**ENTRANCE HALL**

Under stairs storage cupboard, access to W.C., French door into the family Lounge and Kitchen.



**GROUND FLOOR W.C.**

Two piece suite.



**FAMILY LOUNGE**

20'6 max x 14'7 max (6.25m max x 4.45m max)

A generous sized lounge with gas fire to surround twin ceiling lights and two wall lights, French door to Dining Room.



**DINING ROOM**

13'4 x 9'1 (4.06m x 2.77m)

Dining Room with sliding patio doors to rear garden and French door to Kitchen.



**KITCHEN**

10'11 x 7'6 (3.33m x 2.29m)

Fabulous fully fitted Kitchen with wall and base units, integral fridge/freezer, washing machine, dish washer. 1.5 bowl drainer, range style cooker with two electric ovens, separate grill and four ring gas hob with overhead extractor. External door to rear garden.



**'T' SHAPED LANDING**

Access to 3/4 boarded loft with light and Combi boiler cupboard, boiler last serviced July 2023.



**MASTER BEDROOM**

15'0 x 8'11 (4.57m x 2.72m)

Double bedroom to side elevation with integral sliding mirrored doors and access to En suite.



**EN SUITE**

Three piece suite with shower cubicle.





**BEDROOM TWO**

12'4 x 10'6 (3.76m x 3.20m)

Double bedroom to rear elevation.



**BEDROOM THREE**

12'1 x 10'6 max (3.68m x 3.20m max)  
Double bedroom to front elevation.



**BEDROOM FOUR**

9'1 x 6'11 (2.77m x 2.11m)  
Single bedroom to front elevation.



**FAMILY BATHROOM**

6'2 x 6'2 (1.88m x 1.88m)

White three piece suite with shower over bath and screen.



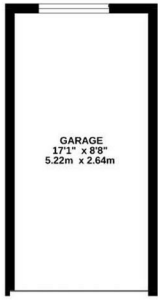
**GARDEN**

An absolutely lovely wrap around rear garden, mainly to lawn, with established borders, flagged patio area and side gate to driveway with outside tap and garage with obscured glass at the rear.

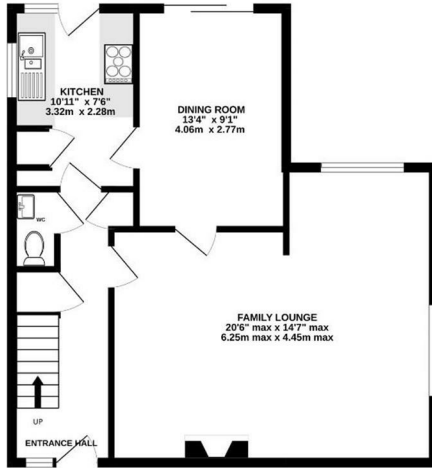




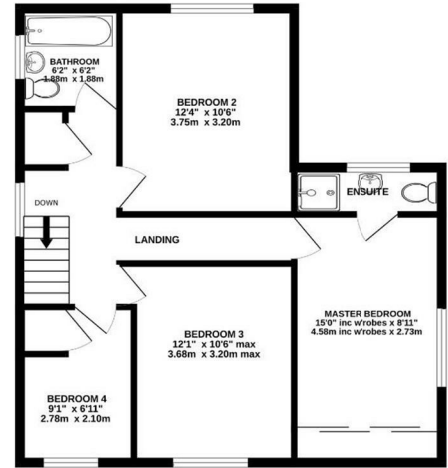
148 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.4 sq.m.) approx.




TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

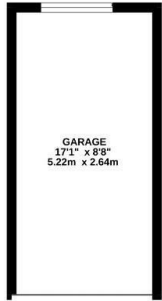
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84

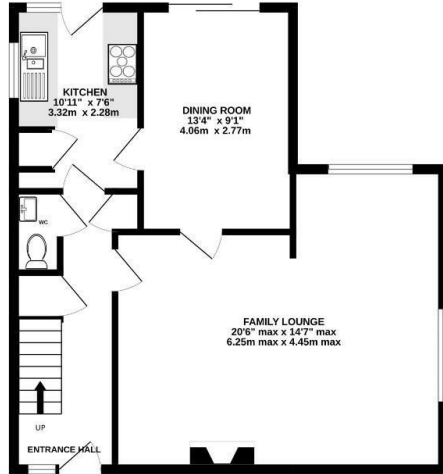
### Environmental Impact (CO<sub>2</sub>) Rating

	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>		
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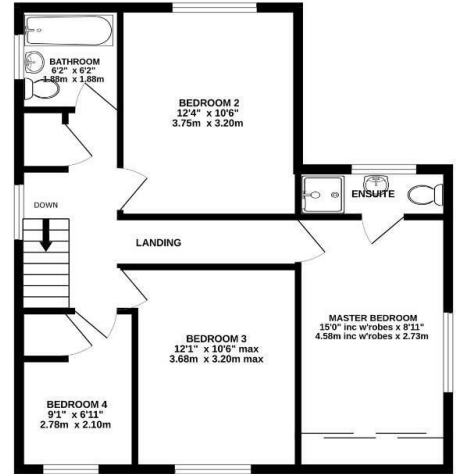
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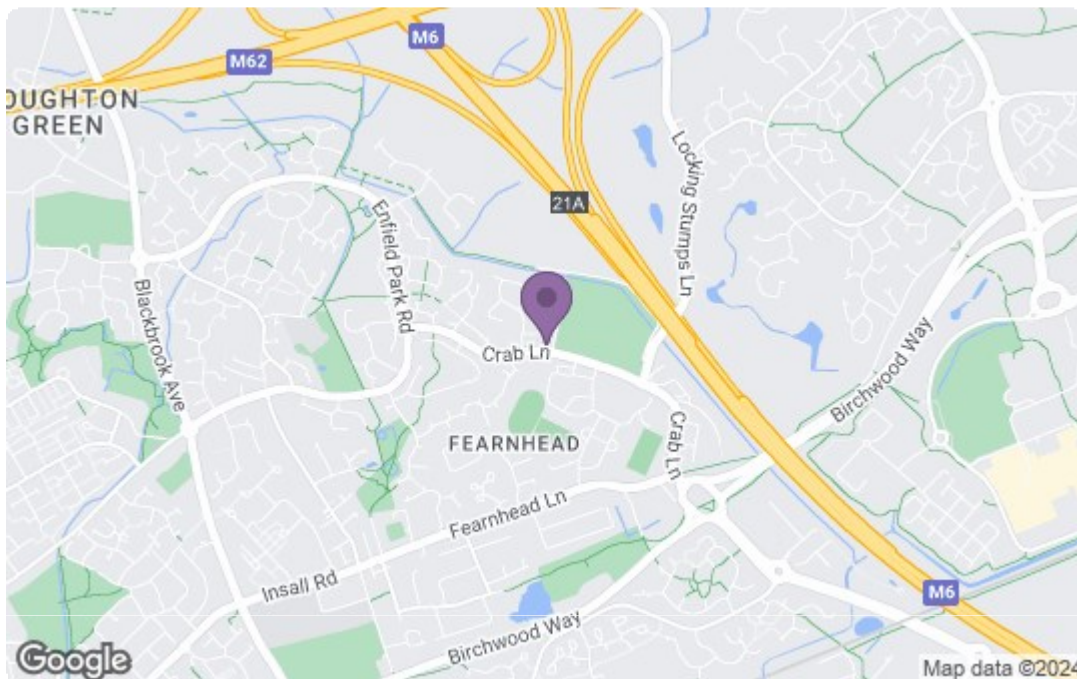


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.