



**1 Sanderson Close  
Gt Sankey, Warrington WA5 3LN**

**Offers Around  
£468,950**

SELF BUILD property, BESPOKE interior, HIGH SPEC build property, FOUR double bedrooms, SPACIOUS accommodation, SEPERATE study, FITTED KITCHEN with appliances, UTILITY room, EN SUITE and fitted wardrobes, FREEHOLD Title.

Halton Kelly are pleased to offer for purchase this one off four double bedroomed detached house with Freehold Title which is located in a prime position within Great Sankey. This is a solid self built property offering spacious accommodation throughout, situated on an excellent corner plot and constructed approximately 30 years ago.

Positioned in a small cul de sac (one of four properties) and is easily accessible to local amenities and schools.

Briefly comprising: open porch, spacious through hallway with cloaks cupboard and ground floor w.c, fabulous fitted kitchen with separate utility and further access to Tv snug, separate dining room with double opening patio doors, a great sized family lounge, stairwell leading to landing with airing cupboard and loft access, large double master bedroom with integral wardrobe, en suite with three piece shower suite, three further double bedrooms (all with integral wardrobes) and a lovely four piece bathroom suite with bidet.

Outside to the front has ample off road parking leading up to the double integral garage and there is a well fenced rear garden, part lawn with blocked paved patio area and well established boarders and timber storage shed, there is also access down both sides of property.

FLOOR PLAN TO FOLLOW.

Please contact Halton Kelly for further information and accompanied viewing arrangements.

**REAR ELEVATION**



**OPEN PORCH**

Open porch through to entrance hallway.



**ENTRANCE HALLWAY**

Through hallway providing access to all reception rooms and stairwell access.

**GROUND FLOOR W.C**

Two piece suite with wash hand basin, part tiled wall and matching laminate flooring to entrance hall.



**KITCHEN**

11'5 x 11'4 (3.48m x 3.45m)

Fabulous fitted kitchen with wall and base units, tiled flooring to part tiled wall, four ring gas cooker, integral dishwasher, integral oven/grill, 1.5 bowl drainer, unit downlights and access to both dining room and utility room.



**UTILITY ROOM**

11'5 x 5'1 (3.48m x 1.55m )

Fitted with wall and base units, matching tiled flooring to kitchen, single bowl drainer, plumbing for washing machine, access through to tv snug and external door to rear garden.



**TV SNUG**

13'5 x 7'10 (4.09m x 2.39m)

Lovely additional reception located at the back of the property, currently used as a tv snug.



**DINING ROOM**

12'6 x 10'9 (3.81m x 3.28m )

Separate dining room with double opening patio doors to rear garden and access through to family lounge.



**FAMILY LOUNGE**

20'9 x 13'11 (6.32m x 4.24m)

Spacious family lounge with feature gas fire place to surround.



**LANDING**

Access to all bedrooms/bathroom suite, airing cupboard and loft access.





**MASTER BEDROOM**

15'10 x 13'11 (4.83m x 4.24m)

Spacious master bedroom to the front of the property with integral wardrobe and access to en suite.



**EN SUITE**

11'3 max x 6'2 (3.43m max x 1.88m )

Good sized three piece shower suite with part tiled walls, wash hand basin, ceiling spotlights and wall radiator.



**BEDROOM TWO**

14'9 x 9'1 (4.50m x 2.77m )

Double bedroom to the front of the property and sliding integral wardrobe.



**BEDROOM THREE**

11'9 x 10'6 (3.58m x 3.20m )

Double bedroom to the rear of the property and sliding integral wardrobe.



**BEDROOM FOUR**

11'7 x 10'2 (3.53m x 3.10m )

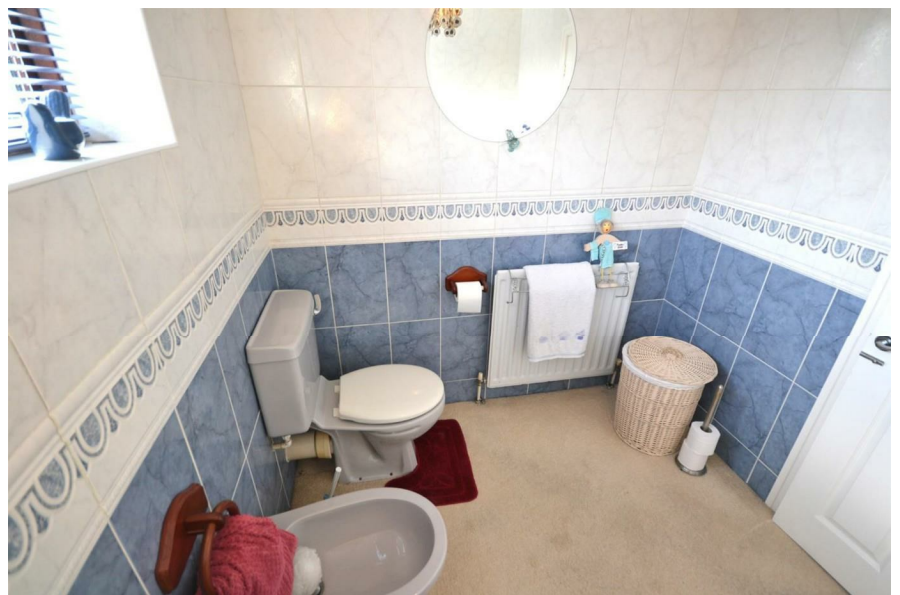
Double fourth bedroom to the rear of the property and integral wardrobe.



**FAMILY BATHROOM SUITE**

9'3 x 6'6 (2.82m x 1.98m )

Four piece family bathroom suite with fully tiled walls, wash hand basin, bidet and wall radiator.



**GARDEN**

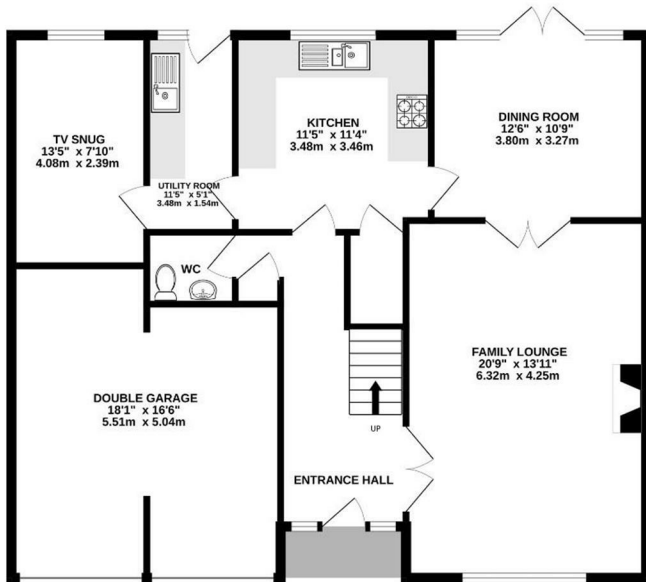
Attractive south facing rear garden with a well fenced boundary, part lawn/block paved patio area, established borders, timber storage shed and access down both sides of property.



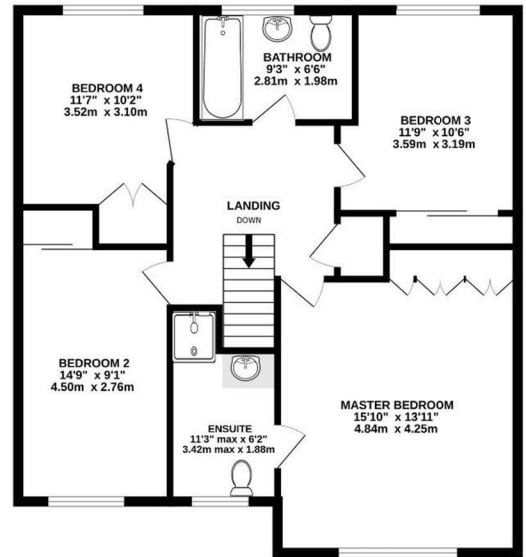
**SIDE ACCESS/TIMBER STORAGE SHED**



GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



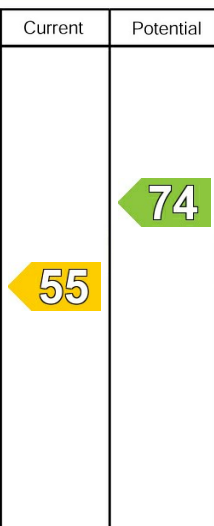
TOTAL FLOOR AREA : 1996 sq.ft. (185.5 sq.m.) approx.

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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

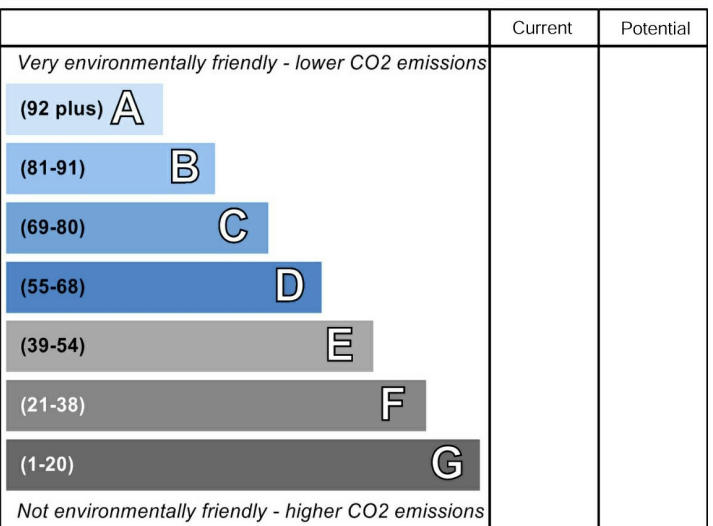


England & Wales


EU Directive 2002/91/EC 

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

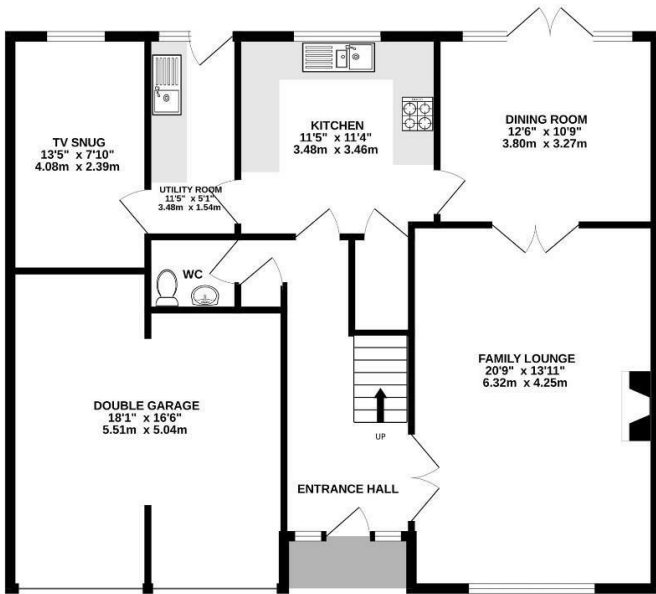


England & Wales

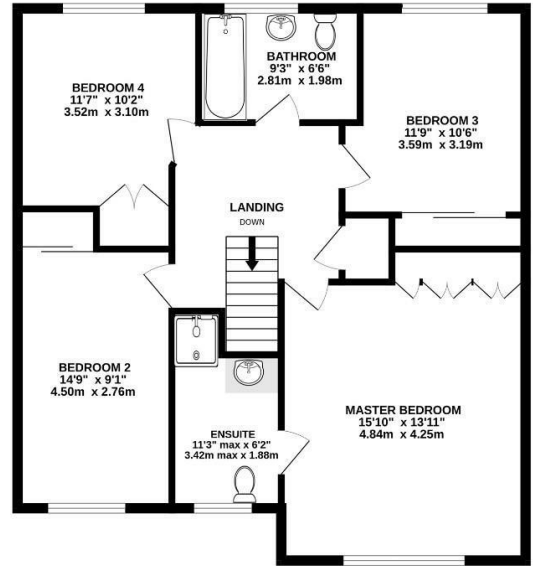
EU Directive 2002/91/EC 



GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.

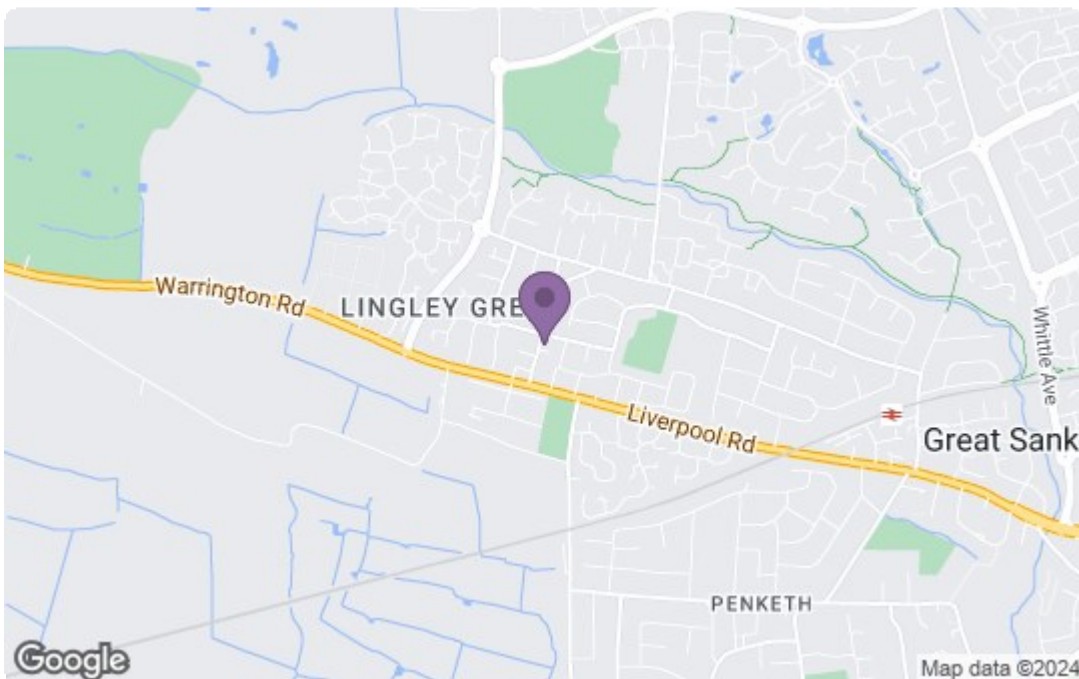


1ST FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 1996 sq.ft. (185.5 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.