



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



31 Tensing Close
Gt Sankey, Warrington WA5 8FN

Offers Around
£435,000

EXTENDED DETACHED house, FOUR bedrooms, FREEHOLD Title, NO CHAIN, PRIVATE outlook, STUNNING interior, SINGLE garage, LOVELY rear garden, END of close, BESPOKE fitted Kitchen.

Halton Kelly are delighted to offer for sale this four bedroom detached house which is extended to the rear, we are advised it is Freehold Title and constructed by Rivermead homes in 1997. With NO CHAIN, this lovely home is tucked away in a quiet cul de sac with a private woodland outlook and is immaculately presented by the current owners. Close to local amenities and motorway networks, it is also ideally situated for local schools.

Briefly comprising Entrance Hall with solid Oak flooring, Dining Room, open plan Kitchen/Lounge with bi folding doors to the rear garden, Landing, Master bedroom with En Suite, Bedroom Two a double, two further good sized Bedrooms and Family Bathroom. Outside to the front is a long driveway to the single garage. The rear garden is artificial grass, a lovely lit decking area with glass partitions, timber storage shed, outside tap, rear sensor light and side gate leading to the front of the property. All ground floor interior doors are solid Oak.

This is truly a stunning, turn key property.

Please call Halton Kelly for further information and accompanied viewings.

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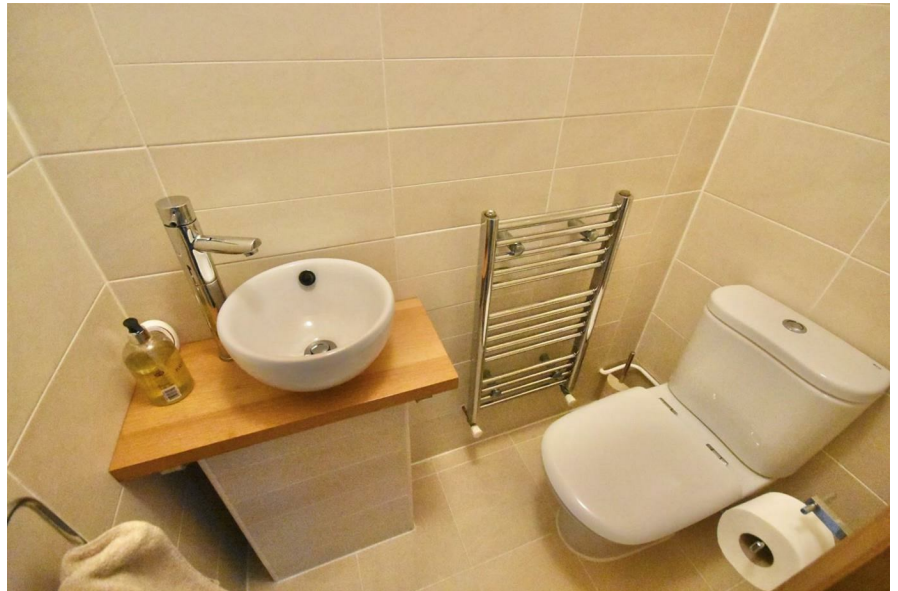


ENTRANCE HALL

Solid Oak flooring giving access to solid Oak stair well, ground floor W.C., Dining Room and Kitchen/Lounge through solid Oak doors.

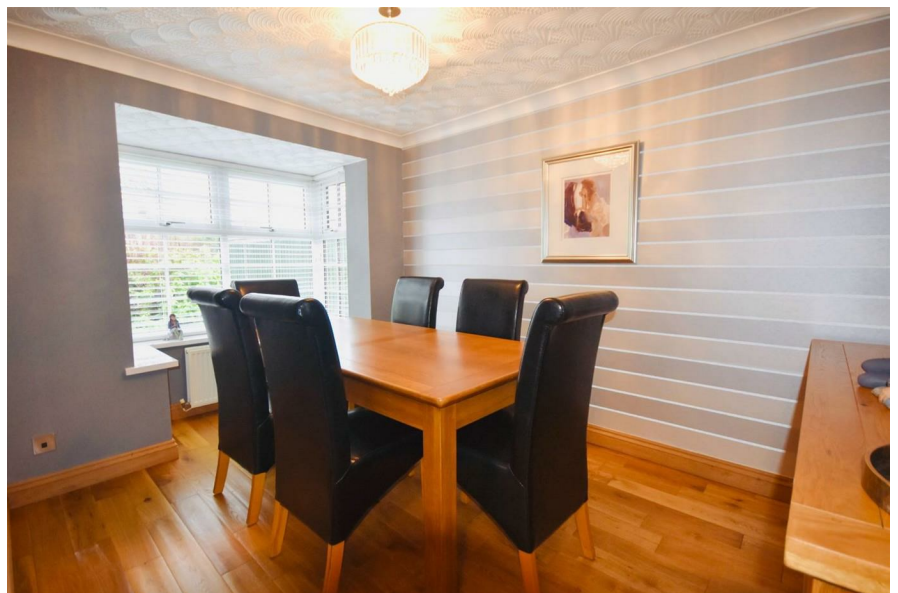
**GROUND FLOOR W.C.**

Two piece suite, tiled floor and solid Oak door.

**DINING ROOM**

13'9 x 8'6 maximum (4.19m x 2.59m maximum)

Bay fronted Dining Room with solid Oak floor and door.



OPEN PLAN KITCHEN/LOUNGE

24'1 x 17'3 maximum (7.34m x 5.26m maximum)

A lovely airy open space with bi folding doors.



KITCHEN AREA

Absolutely fantastic fully fitted Kitchen, integral fridge/freezer, dish washer, Anthracite tall radiator, Neff electric oven, integral microwave, granite work tops, Neff induction hob with overhead extractor built into the island, tiled floor throughout.

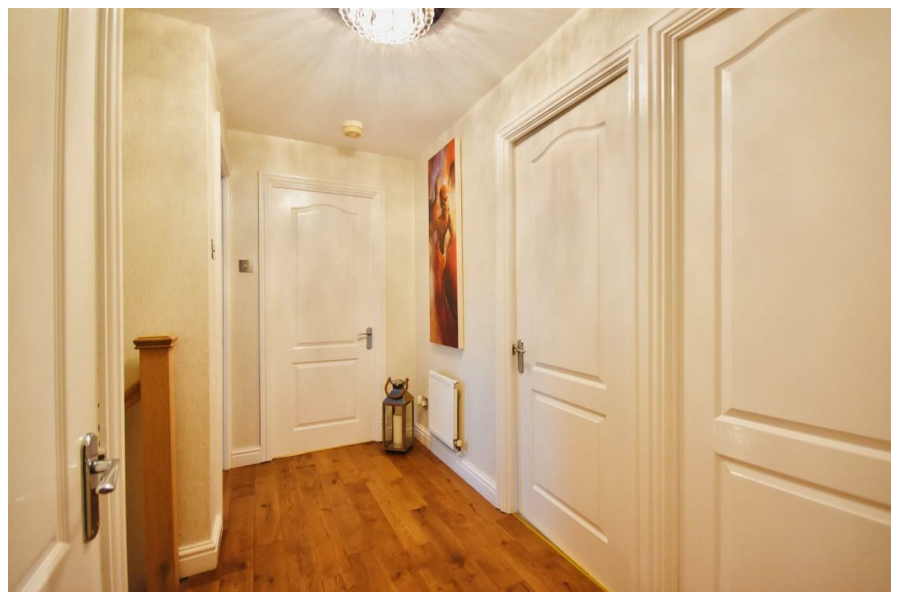


LOUNGE

Gas fire to surround with further Anthracite tall radiator.

LANDING

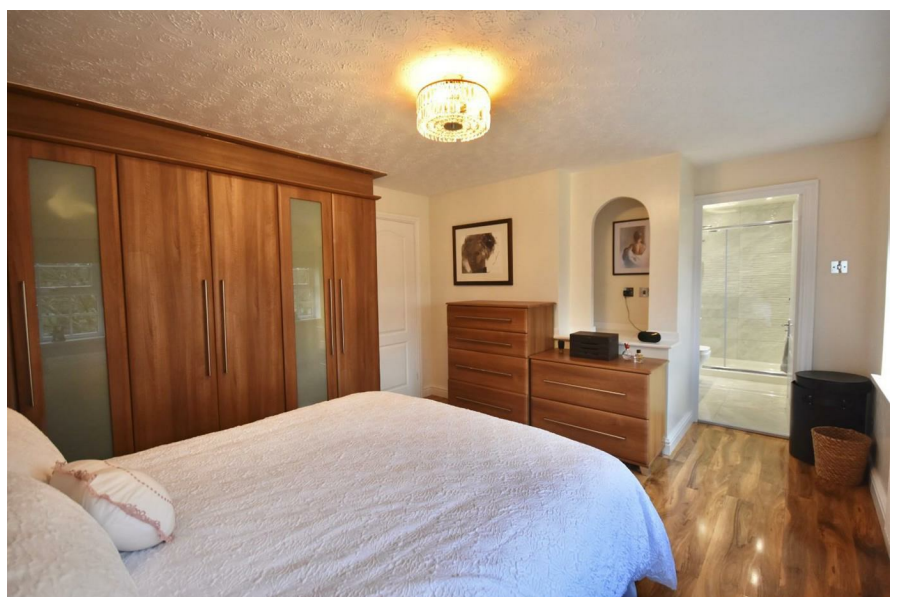
With solid Oak flooring, access to loft and tank cupboard.



MASTER BEDROOM

15' x 11'9 maximum (4.57m x 3.58m maximum)

Double bedroom, triple windows, alcove, built in robes and access to the En suite.



EN SUITE

Stunning En suite, fully tiled, full width walk in cubicle with rain shower and hand basin set into a vanity unit.



BEDROOM TWO

13'8 x 8'6 (4.17m x 2.59m)

Double bedroom with fitted robes.



BEDROOM THREE

9'8 x 8'2 (2.95m x 2.49m)

Double bedroom with integral wardrobe.



BEDROOM FOUR

9'8 x 7' (2.95m x 2.13m)
Large single bedroom.



FAMILY BATHROOM

Fully tiled three piece bathroom suite.



VIEW FROM FIRST FLOOR



GARDEN

A well fenced rear garden with artificial grass, timber storage shed, elevated decking area with glass partitions, outside tap, side gate to front driveway and sensor light.



DECKING AREA



REAR ELEVATION



DRIVEWAY

WOODLAND OUTLOOK



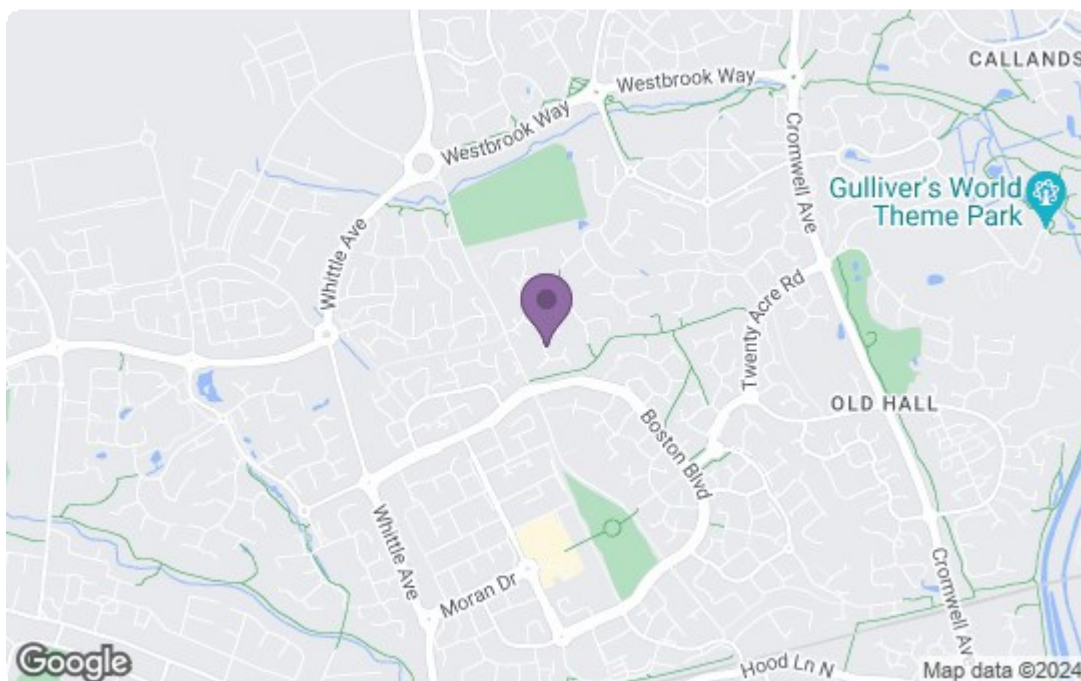


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) 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.