



16 Ashbourne Road
Gt Sankey, Warrington WA5 1LW

Offers Around
£293,950

SEMI detached house, FABULOUS extension, 1930's construction, LEASEHOLD Title, open plan ORANGERY, BESPOKE Kitchen, LOVELY rear Garden, Summer House, end of CUL DE SAC, TURN KEY property.

Halton Kelly are delighted to offer for sale this 1930's turn key Semi Detached House which has a fabulous extension to the ground floor providing a spacious dining Kitchen and there is also a good sized Orangery extension, which creates a generous Lounge through Orangery overlooking the garden.

We are advised by the vendors that the property is Leasehold Title of 999 years with a fee of £4 per annum. Our clients are only moving after some 30 years being in this property to downsize. Briefly comprising Entrance Porch, through Hallway, ground floor W.C., separate Sitting Room, Family Lounge with open plan Orangery, bespoke fitted 'L' shaped Kitchen with Dining area, Landing, two double Bedrooms, single Bedroom and a four piece Bathroom.

To the outside to the front there is drive way parking and the gardens are well established, the rear garden is very well stocked there are two patio areas along with a timber Summer House.

Please call Halton Kelly for further information and viewing arrangements.

DO NOT MISS THIS!!!

ENTRANCE PORCH

Quarry tiled floor with double doors into the property.

THROUGH HALLWAY

Access to stair well and ground floor W.C.



GROUND FLOOR W.C

Two piece suite.



SITTING ROOM

12'11 x 11'1 (3.94m x 3.38m)

Situated at the front of the property, with gas fire to brick surround and laminate wood flooring.



FAMILY LOUNGE

12' x 11'1 (3.66m x 3.38m)

With wall inset gas fire and opening into the Orangery.



ORANGERY

11'11 x 9'7 (3.63m x 2.92m)

Sun drenched Orangery with tiled floor and double opening doors to the rear garden.

**'L' SHAPED KITCHEN/DINING AREA**

26'4 x 12'8 (8.03m x 3.86m)

Stunning bespoke Kitchen with wall and base units, Velux style window, double electric oven, five ring gas hob with overhead extractor, single bowl drainer and double opening doors to rear garden.

KITCHEN



DINING AREA



LANDING

Access to partially boarded loft.



BEDROOM ONE

14'2 x 10' (4.32m x 3.05m)

Double bedroom with wood flooring.



BEDROOM TWO

11'4 x 11'2 (3.45m x 3.40m)

Double bedroom with laminate wood flooring.



BEDROOM THREE

8'1 x 7 (2.46m x 2.13m)

Single bedroom.



BATHROOM SUITE

White four piece suite with separate shower cubicle.



GARDEN

A lovely rear garden, mainly to lawn with well established borders and two patio areas.



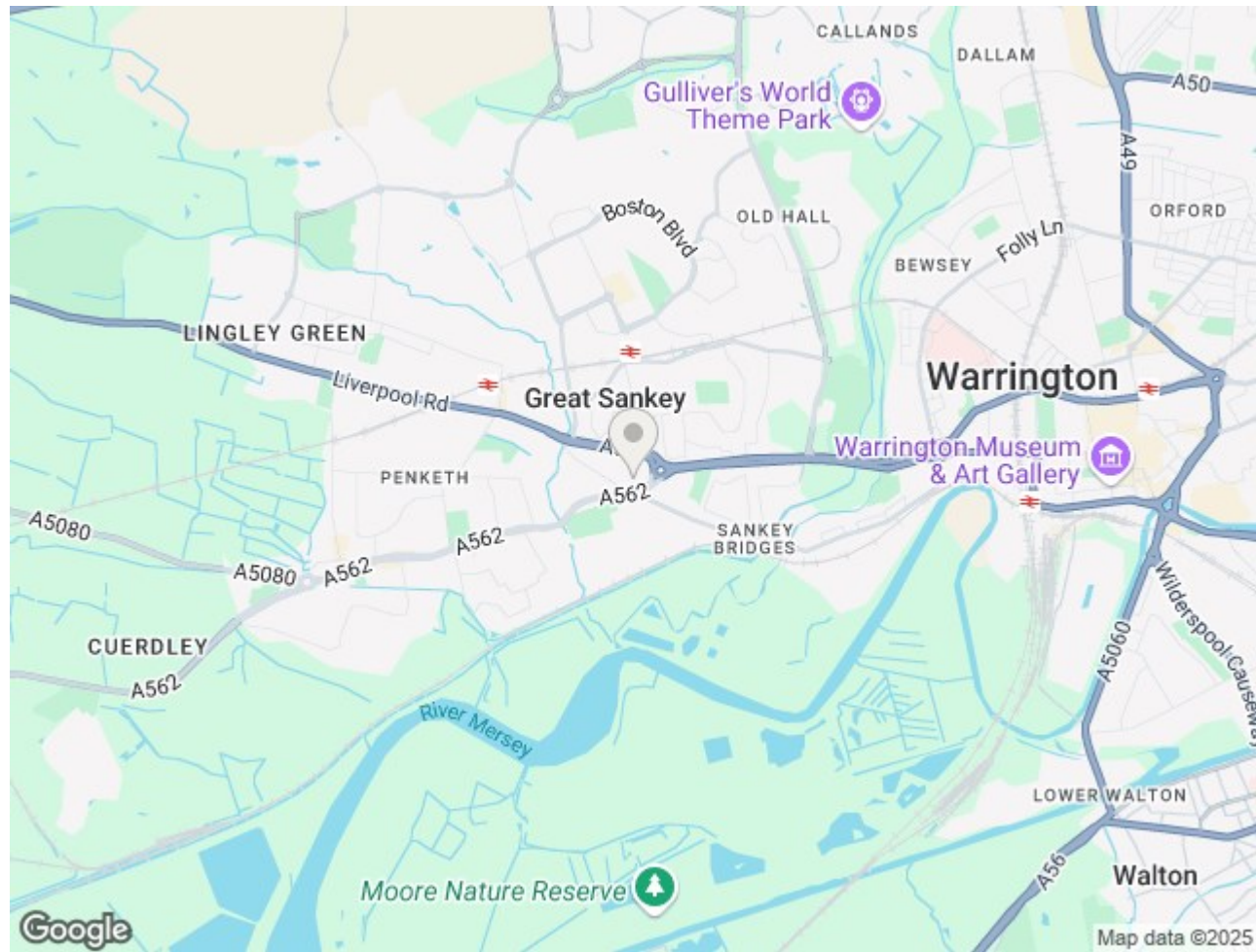
SUMMER HOUSE


We are advised by the vendors it is approximately 17' long. Currently used for storage.




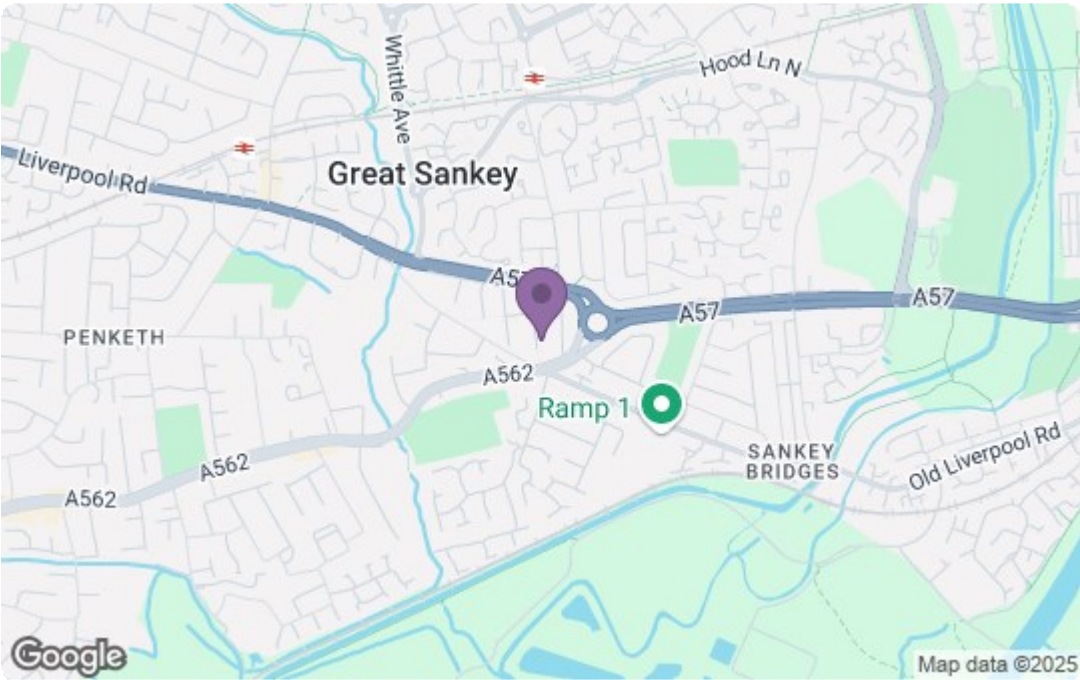
REAR ELEVATION





| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 60 | |
| (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 ₂) Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
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| (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 firms 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.