



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



6 Rozel Crescent
Gt Sankey, Warrington WA5 1JJ

Offers Around
£329,950

Semi detached property, FREEHOLD TITLE, STUNNING Master Suite, PRIVACY Micropane windows, SUPERBLY appointed, INDIAN stone paving, HUGE rear Garden, VERANDA with privacy, NEW roof, AN ABSOLUTE MUST SEE.

Halton Kelly are delighted to offer for purchase this fully modernised and superbly appointed semi detached property, that is truly a credit to our clients throughout.

We are advised by the vendors that the Freehold Title has been purchased and the accommodation offers a lot more than can be expected from the outside, it truly is a Tardis! The property has been completely modernised and to the upstairs there is a stunning Master Bedroom suite with a large En Suite private bathroom, (see photography). The Family Lounge and front bedroom to the ground floor have been fitted with Micropane double glazed windows affording total privacy from the outside. Accessed from the Kitchen the Veranda in the rear garden is fitted with a retractable wind cheater giving a protected space for those cooler/breezy days.

Briefly comprising Entrance Hall giving access to the stair well and under stairs storage cupboard, three piece Shower Room, Family Lounge, two double Bedrooms, Kitchen/Diner, Landing, Master Bedroom with large four piece En Suite.

Outside to the front is a tarmacadam driveway giving ample parking space for several vehicles, beyond the substantial wooden gates there is further driveway parking space leading to a detached single garage (new roof and rewired), a long rear garden to lawn with green house and timber storage shed.

This is a MUST SEE property providing far better accommodation than many four bedroom houses that we have sold over recent years.

Please call Halton Kelly for further information and viewing arrangements.

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ENTRANCE HALL

Access to stair well and under stairs storage cupboard.



FAMILY LOUNGE

16'6 x 12' (5.03m x 3.66m)

Gas fire to surround, laminate wood flooring and Micropane Window which allows total privacy to the inside.



BEDROOM TWO

11'9 x 11'7 (3.58m x 3.53m)

Double bedroom with double opening doors to the rear garden. Currently used as a sitting room.



BEDROOM THREE

10'2 x 9'8 (3.10m x 2.95m)

Double bedroom with double glazed
Micropane window.



KITCHEN/DINER

12'2 x 8'6 (3.71m x 2.59m)

Fitted with wall and base units, integral electric oven, fitted microwave, four ring gas hob, Kenwood fridge/freezer with water dispenser, plumbing for washing machine and space for dryer, integral dish washer and double opening doors to the Veranda and garden.



SHOWER ROOM

6'8 x 5'5 maximum (2.03m x 1.65m maximum)

Three piece shower suite.



MASTER BEDROOM

15'5 x 13' maximum (4.70m x 3.96m maximum)

Double bedroom with two Velux style windows, floor to ceiling fitted robes, electrical sockets with USB connection and access to the En Suite.



EN SUITE

10'2 x 7'1 (3.10m x 2.16m)

An absolutely stunning white four piece suite including Velux style window, walk in rain shower and large Slipper bath.



GARDEN

A substantial sized, well fenced rear garden with green house, large garage that we have been advised has been rewired, fitted with a new roof and guttering. The Veranda is a major plus giving a sheltered area with retractable wind cheater and paved with Indian Stone.



VIEW FROM MASTER SUITE



VERANDA

With tiled sloping roof and retractable wind cheater.



REAR ELEVATION




SIDE OF PROPERTY


Double timber gates.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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.