



24 Belvedere Drive  
Gt Sankey, Warrington WA5 3SQ

Offers Around  
£396,950

DETACHED property, FOUR DOUBLE bedrooms, DAVID WILSON construction, NEW 2013, FITTED robes, LANDSCAPED rear garden, LEASEHOLD Title, SHOW HOME interior, FAMILY kitchen/diner, DONT MISS THIS!!

We are delighted to offer for purchase this excellent David Wilson constructed detached family home, that is only offered for sale due to our clients moving out of the area. We are advised the property is Leasehold Title.

The property is presented to a high standard throughout and built in 2013, our clients have landscaped the rear garden and had a new en suite fitted, the central heating boiler is serviced annually and the open plan family dining area has tiled flooring that runs through the the Utility Room. With four double bedrooms (fitted robes to three of them), the layout briefly comprises, Entrance Hall, ground floor W.C. with further cloaks cupboard, bay fronted Family Lounge, fully fitted Kitchen with patio doors, family TV area, separate Utility Room with external door, generous 'L' shaped Landing, Master bedroom with En suite, three further double bedrooms and family bathroom.

Outside to the front is a double width driveway to single garage, the rear garden is landscaped, well fenced with timber storage shed and established borders see photography. We are advised by the vendors that it is South facing.

Please contact Halton Kelly for further information and viewing arrangements.

**ENTRANCE HALL**

Access to ground floor W.C and stair well, security alarm.



**GROUND FLOOR W.C**

Two piece suite, tiled floor and access to cloaks cupboard.



**FAMILY LOUNGE**

16'7 x 12'7 (5.05m x 3.84m)

Dual aspect bay fronted family lounge, under stairs storage cupboard and wall mounted Dimplex illuminated electric fire with remote control.



**OPEN PLAN KITCHEN/DINING AREA**

19'2 x 11'7 (5.84m x 3.53m)

Open plan kitchen/dining area with large bay. Fitted with wall and base units, tiled floor, part tiled walls, single bowl drainer, 5 ring gas hob with overhead extractor, double oven, space for dining, double opening doors to rear garden and space for free standing fridge/freezer. Bay is 1'1 x 3'11.

**KITCHEN**



**DINING AREA**

**TV AREA**



**UTILITY ROOM**

9'3 x 5'6 (2.82m x 1.68m)

Fitted with wall and base units, plumbing for washing machine, space for tumble dryer, access to Potterton Boiler (serviced annually) and external door to rear garden



**LANDING**

A spacious landing with airing cupboard housing cylinder, access to part boarded loft with light.



**MASTER BEDROOM**

12'7 x 12'2 (3.84m x 3.71m)

Dual aspect double bedroom situated at the front of the property, fitted double wardrobe and access to en suite.



**EN SUITE**

7' x 4'2 (2.13m x 1.27m)

Fully tiled with three piece shower suite, wash basin with vanity unit, illuminated mirror, recess compartment, chrome towel radiator and ceiling spot lights.



**BEDROOM TWO**

12'9 x 11'6 (3.89m x 3.51m)

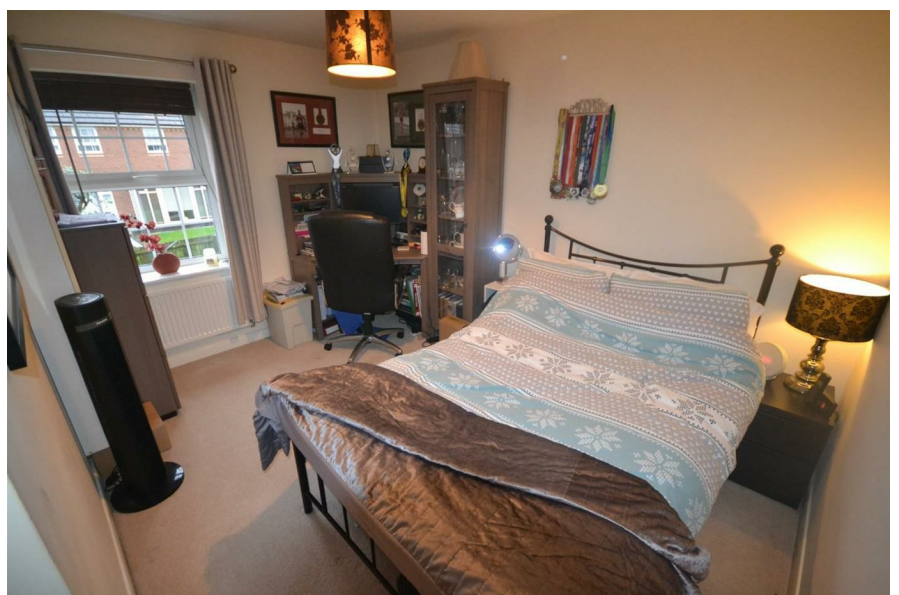
Double bedroom with two double integral robes, situated at the front of the property.



**BEDROOM THREE**

12'9 x 9'8 (3.89m x 2.95m)

Double bedroom situated at the rear of the property.





**BEDROOM FOUR**

11'10 x 9'8 (3.61m x 2.95m)

Double bedroom with integral robes, situated at the rear of the property.



**FAMILY BATHROOM SUITE**

9'3 x 6'2 (2.82m x 1.88m)

Four piece suite bathroom suite, part tiled wall, chrome towel radiator and sliding door to shower cubicle.



**GARDEN**

Landscaped rear garden, well fenced, established borders, outside lighting, tap point, side gate and timber storage shed. We are advised by the vendors that it is South facing.

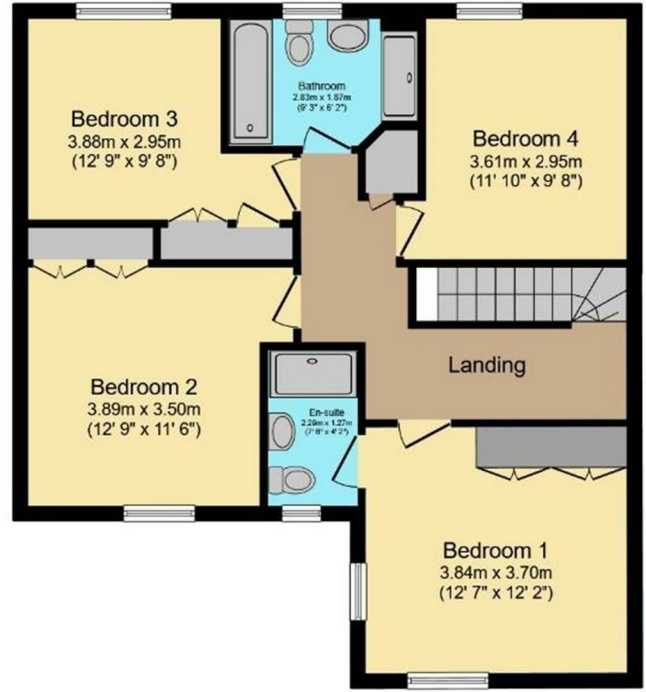


**REAR ELEVATION**





**Ground Floor**



**First Floor**


Total floor area 148.9 sq.m. (1,603 sq.ft.) approx



### 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		
	<b>78</b>	<b>86</b>


**England & Wales**

EU Directive 2002/91/EC 

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

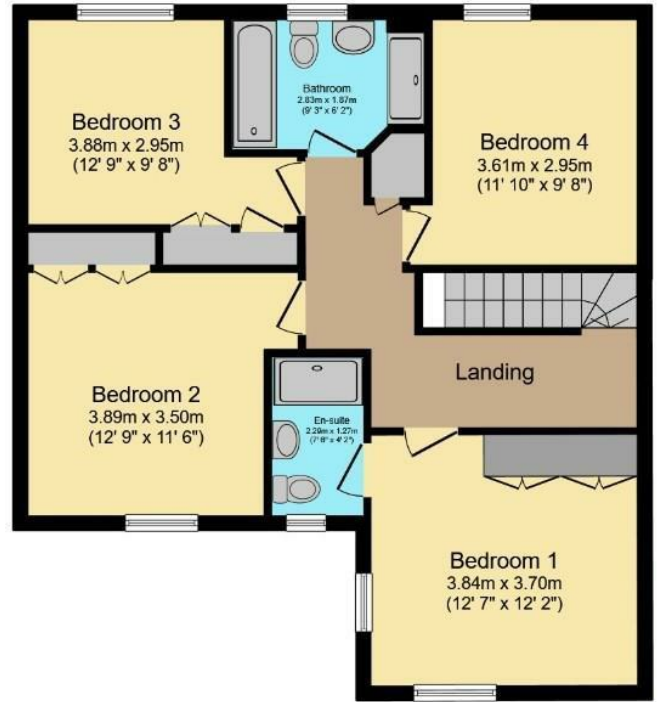
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive 2002/91/EC 

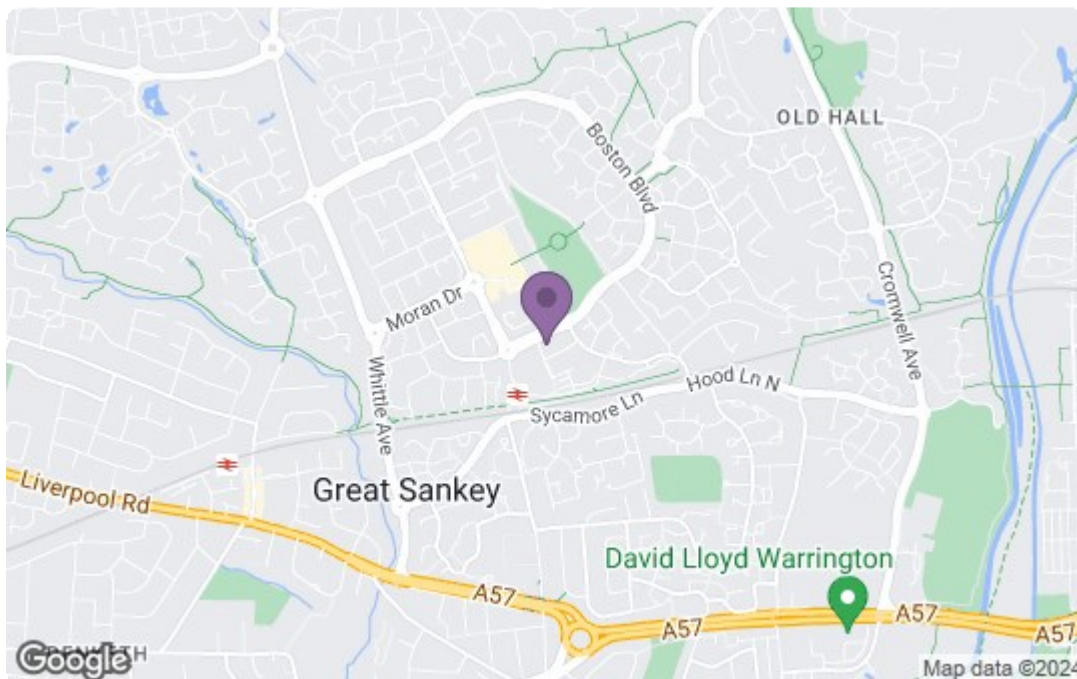


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for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