



62 Falconers Green  
Westbrook, Warrington WA5 7XD

Offers Around  
£386,950

DETACHED house, three DOUBLE bedrooms, originally four bedrooms, FREEHOLD Title, EN SUITE, EXTENDED, FABULOUS fitted kitchen, SHOW HOME interior, LANDSCAPED rear garden, CUL DE SAC position.

Halton Kelly are pleased to offer for purchase this excellent detached family home, originally constructed as a four bedroom property but altered by our clients to comprise three double bedrooms, the Master with En Suite and to the ground floor the accommodation is extended. We are advised it is Freehold Title and benefits from Cavity Wall Insulation. Situated towards the end of the cul de sac, the accommodation briefly comprises, Entrance Hall, ground floor W.C., Lounge through Dining area, fabulous extended fully fitted Kitchen/Dining area, Landing, Master bedroom with En Suite, two further double bedrooms and family Bathroom suite.

Outside to the front is a neat garden, driveway for off road parking to a single full size garage. The landscaped rear garden has an 'L' shaped patio area to lawn and gates to each side of the property.

Please call Halton Kelly for further information and viewing arrangements.

**ENTRANCE HALL**

Under stair storage, access to Kitchen/Diner, access to Lounge/Dining area and access to stairwell.



**GROUND FLOOR W.C.**

Two piece suite.



**LOUNGE/DINING AREA**

22'3 x 14'7 (6.78m x 4.45m)

Gas fire to marble surround, twin ceiling lights and double opening patio doors to rear garden.



**KITCHEN/DINING AREA**



**KITCHEN**

15'6 x 8'9 (4.72m x 2.67m)

Fabulous fully fitted extended kitchen with 1.5 bowl drainer, integral twin electric Bosch ovens, microwave, fridge/freezer, dishwasher, washing machine and dryer, five ring gas hob which includes a wok ring, overhead extractor fan and external door to rear garden.



**DINING AREA**

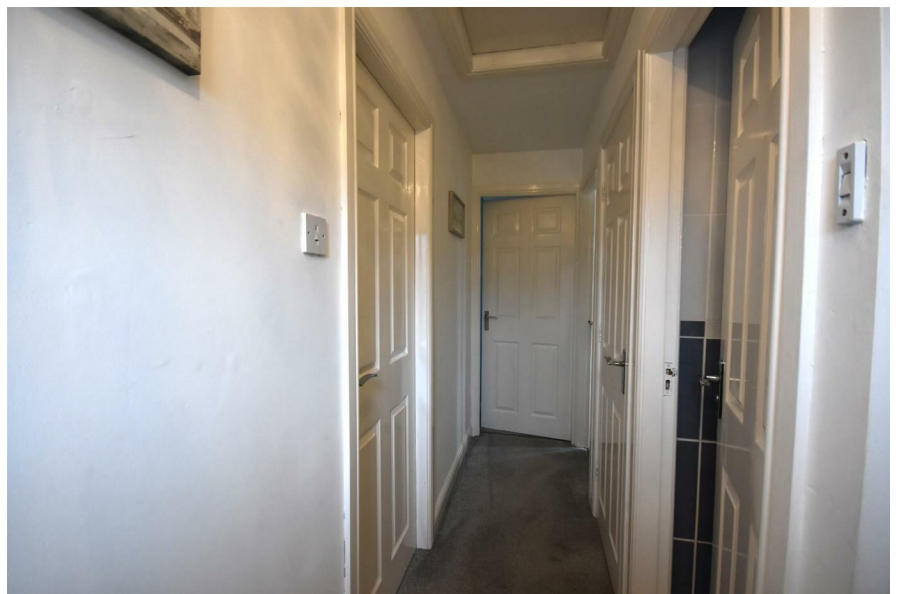
10'3 x 9'6 (3.12m x 2.90m)

A good space for dining or TV area, single patio door to rear garden.



**LANDING**

Airing cupboard and access to insulated loft.



**MASTER BEDROOM**

13'4 x 11'3 maximum (4.06m x 3.43m maximum)

Double bedroom with fitted robes and wall storage units, access to En Suite.



**EN SUITE**

Fully tiled three piece shower suite with storage.

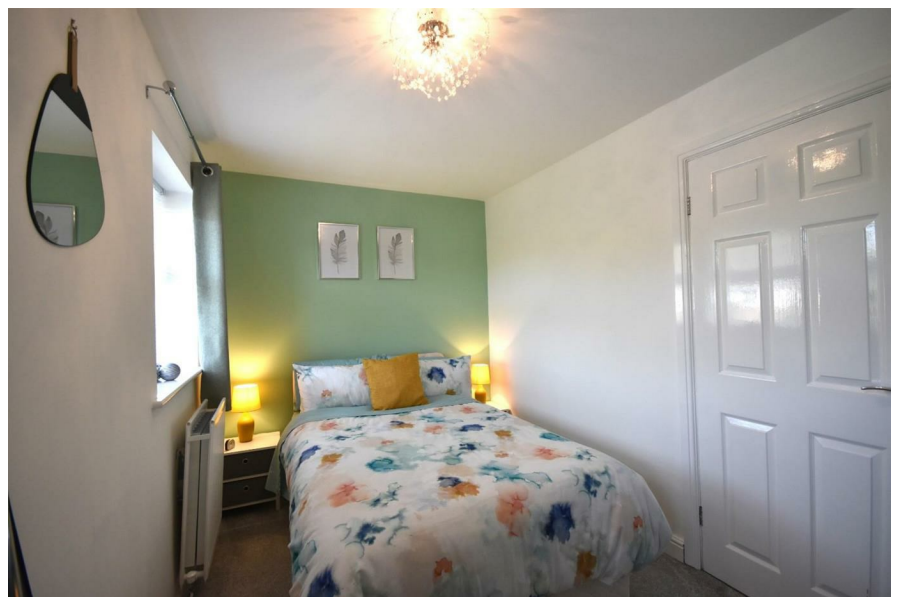




**BEDROOM TWO**

13'6 x 7'3 (4.11m x 2.21m)

Double bedroom with fitted robes and twin windows.



**BEDROOM THREE**

10'4 10'2 maximum (3.15m 3.10m maximum)

Double bedroom with fitted robes.



**FAMILY BATHROOM**

11'7 x 6' maximum (3.53m x 1.83m maximum)

Three piece suite with shower over bath and storage.



**GARDEN**

An immaculate landscaped rear garden with 'L' shaped patio area, well established borders, gates to both sides of the property, outside light and tap.




**PATIO AREA**






### Energy Efficiency Rating

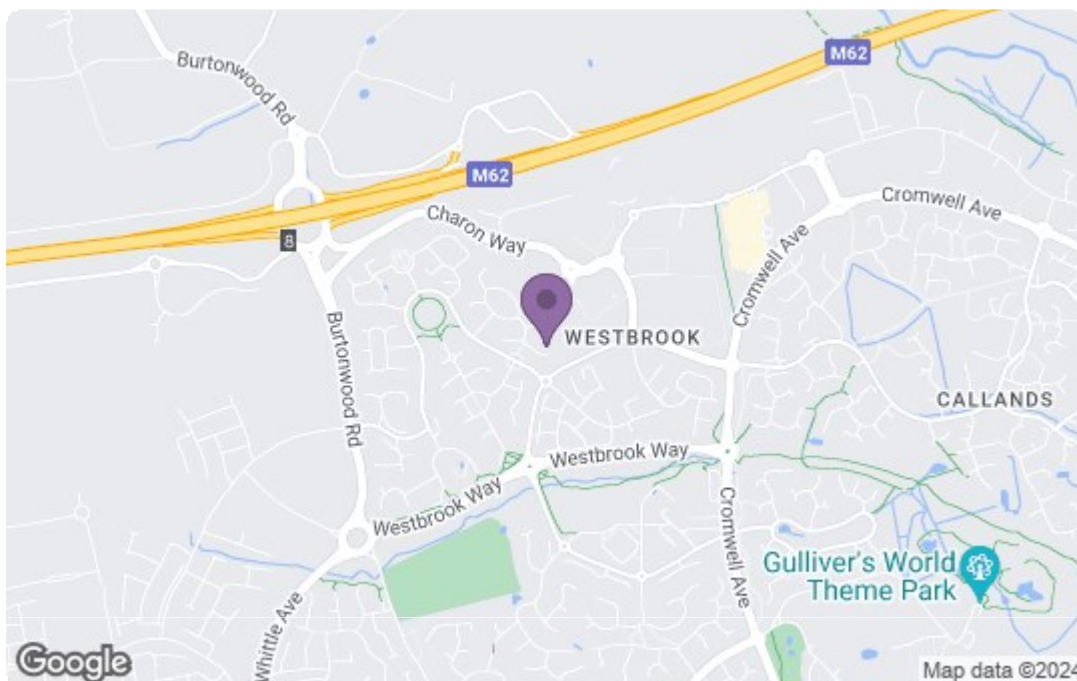
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

71

84

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</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.