



90 Freshwater Close
Gt Sankey, Warrington WA5 3PU

Offers Over
£176,000

MID TOWN house. TWO bedrooms, SUN TRAP garden, FREEHOLD Title, end of CUL DE SAC, new boiler from 2023, Gas Central heating, TWO PARKING spaces, WOODLAND outlook, IDEAL first purchase.

Halton Kelly are pleased to offer for purchase this lovely two bedroom mid Town house, set at the end of a quiet cul de sac, looking out over woodland, we are advised it is Freehold Title. In a popular area of Great Sankey and close to amenities, schools and motorway networks, it briefly comprises, open Porch, Entrance Hall, Kitchen, Lounge with open stair well, double Bedroom, single Bedroom and Bathroom.

Outside to the front is parking for two vehicles and the rear garden is well fenced, mainly to lawn with a rear gate to a pathway.

Please call Halton Kelly for further information and accompanied viewings.

ENTRANCE HALL

Access to Kitchen and Lounge.

KITCHEN

8'3 x 7'10 (2.51m x 2.39m)

Situated at the front of the property, fitted with wall and base units, single bowl drainer, Bush electric oven, four ring electric hob with Whirlpool extractor fan, space for fridge/freezer, plumbing for washing machine, tiled floor. Worcester combi boiler (we are advised by the vendors that the boiler was installed in December 2022).

**KITCHEN ALTERNATE ANGLE**

LOUNGE

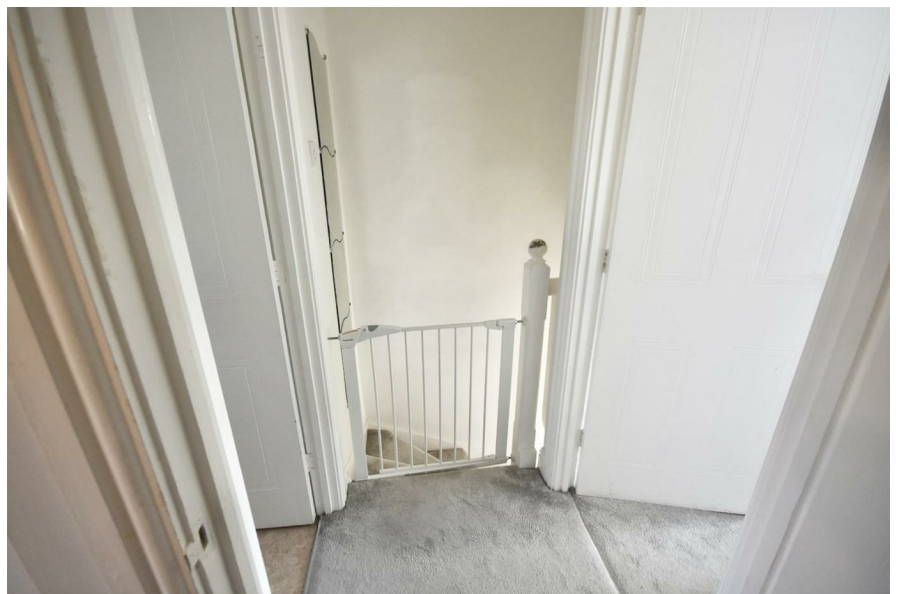
15'7 x 11'10 (4.75m x 3.61m)

A lovely, bright Lounge at the rear of the property, open stair well, open under stair storage area and double opening patio doors to the rear garden.



LANDING

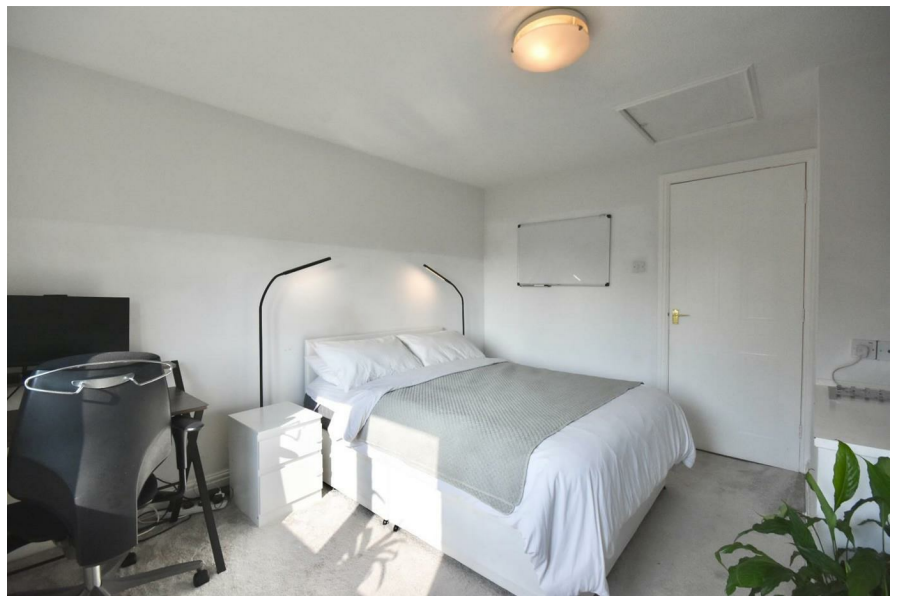
Access to both bedrooms and bathroom.



BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)

Double bedroom with access to part boarded loft, with light, via drop down ladder.



BEDROOM TWO

11'10 x 6'3 (3.61m x 1.91m)

Single bedroom.



BATHROOM

8'3 x 5'7 (2.51m x 1.70m)

Three piece bath suite with shower over bath and storage cupboard.



GARDEN

A well fenced rear garden, mainly to lawn with rear gate to pathway.



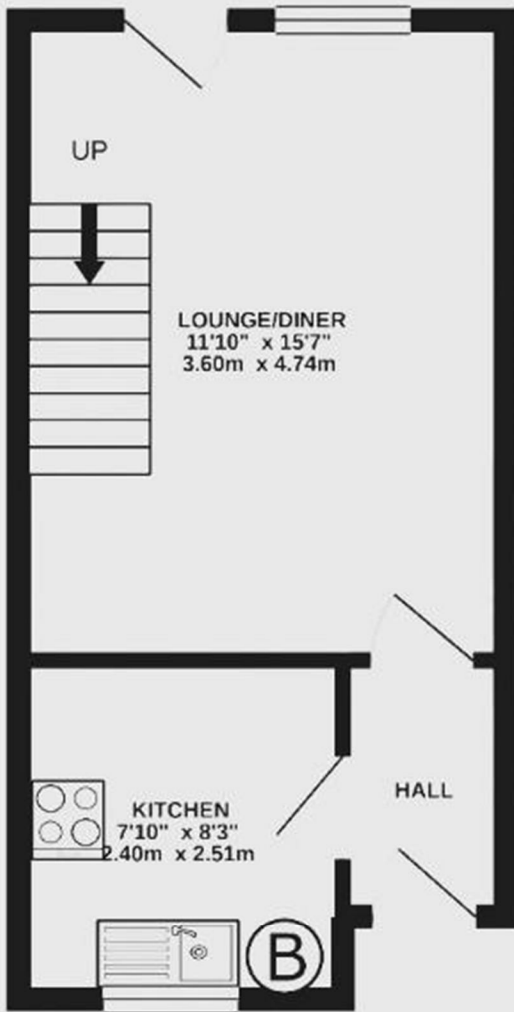
REAR ELEVATION



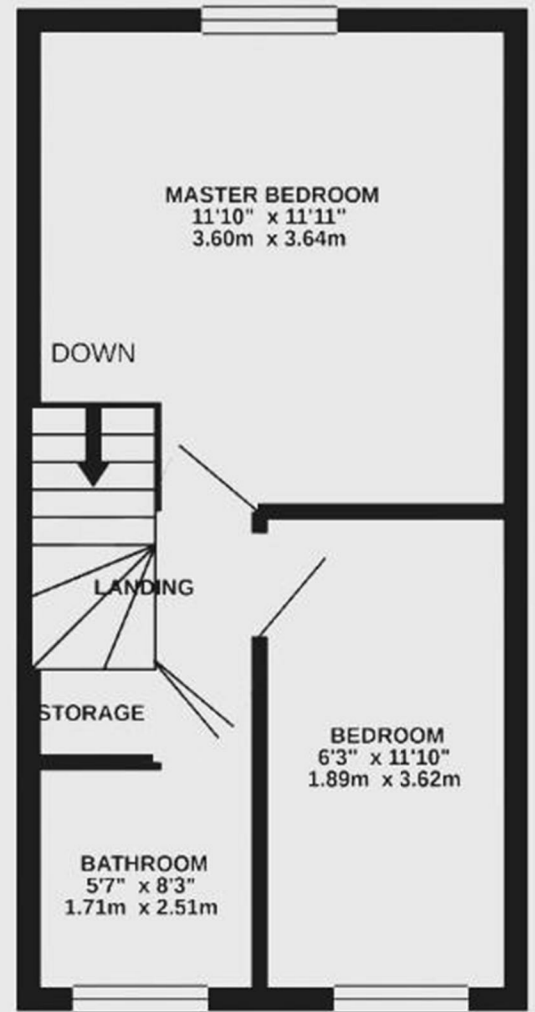
OUTLOOK FROM PROPERTY



GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.





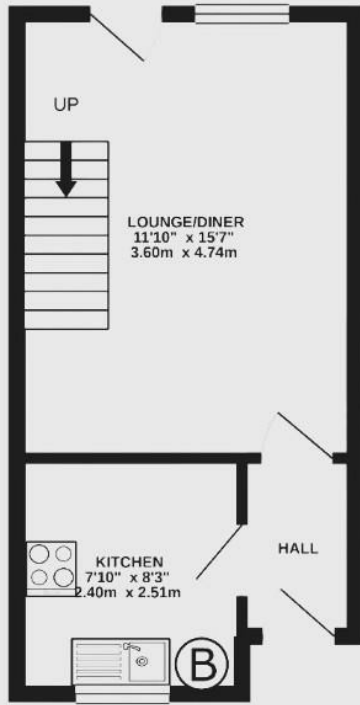
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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	

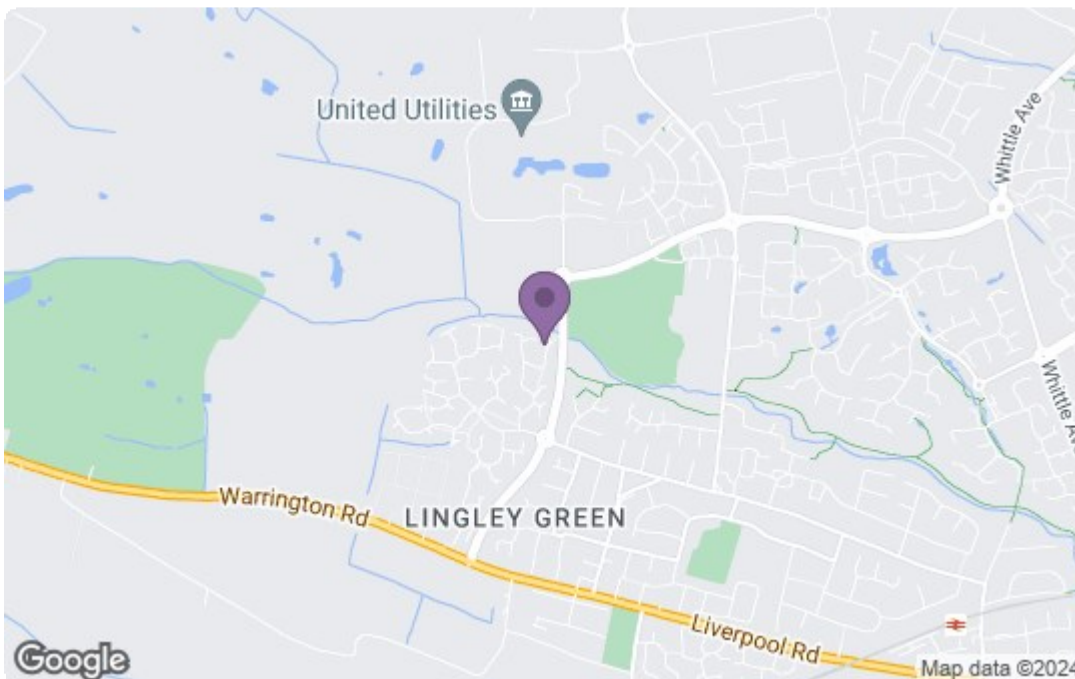
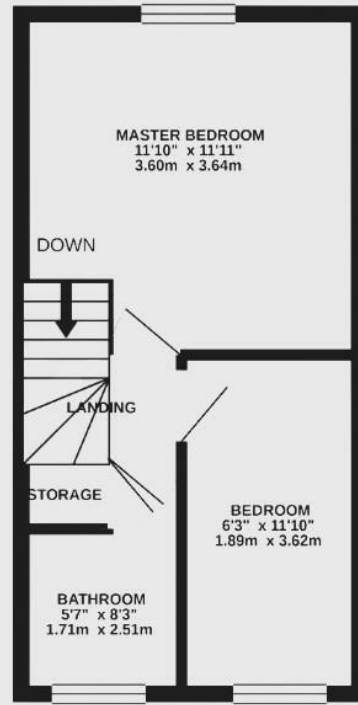
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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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.