



59 Chicago Place  
Chapelford, Warrington WA5 3SH

Offers Around  
£329,950

Semi detached house, three DOUBLE Bedrooms, top floor MASTER SUITE, fitted robes, BESPOKE fitted Kitchen, STUNNING property, maintenance free Garden, SUMMER HOUSE/BAR, ELECTRIC garage door, David Wilson Construction.

Halton Kelly are pleased to offer for purchase this superbly appointed fully alarmed semi detached house constructed by David Wilson Homes, which is not directly overlooked by houses to the front or rear and has the benefit of three double bedrooms with the Master Bedroom Suite being on the top floor, along with an En Suite and fitted robes. The bespoke interior has a recently fitted modern Kitchen with appliances and a ground floor that is beautifully tiled, there is also a ground floor W.C. and patio doors leading out to a maintenance free rear Garden. We have been advised by our client that this property is Leasehold Title of 999 years from 2009 when it was constructed with a Ground Rent of £250 pa.

As can be seen by the photography, this is a turn key property, there are two double bedrooms to the first floor, Family Bathroom and private access door leading to stairs to the Master Bedroom.

Please call Halton Kelly for further details and accompanied viewing arrangements.

**ENTRANCE HALLWAY**

Access to stairwell, high polished tiled floor which runs throughout the ground floor.



**LOUNGE**

18'9" x 12'3" maximum (5.72m x 3.73m maximum)

Bay fronted lounge with floating wall shelves.



**KITCHEN/DINING AREA**

15'5" x 9'8" (4.70m x 2.95m)



**KITCHEN AREA**

A pristine fully fitted Kitchen comprising electric oven with grill, integral microwave, four ring Induction hob with overhead extractor, we are advised the integral washing machine, dishwasher and fridge/freezer are new.



**DINING AREA**

Tiled feature wall and double opening patio doors to the rear garden.



**GROUND FLOOR W.C**

Two piece suite.



**LANDING**

Cylinder airing cupboard and access to further stairs to second floor Master Suite.



**BEDROOM TWO**

15'8" x 8'8" (4.78 x 2.64)

Double bedroom, twin windows and integral double robes.



**BEDROOM THREE**

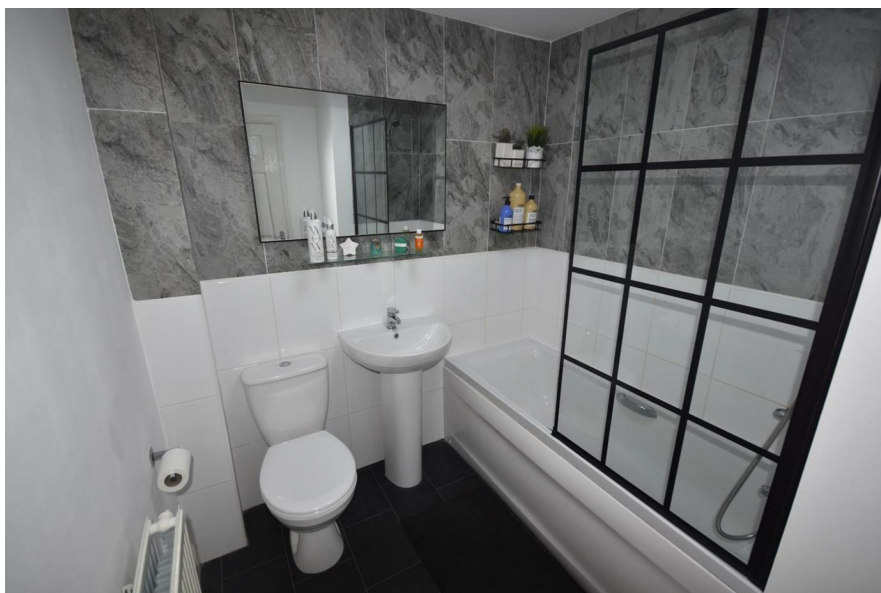
10'3" x 8'9" (3.12 x 2.67)

Double bedroom with fitted robes.



**BATHROOM**

Three piece suite with shower over bath.



**ACCESS TO MASTER BEDROOM STAIRS**



**MASTER BEDROOM**

15'8" x 13'1" (4.78 x 3.99)

Double window with Velux style window, full width wall of fitted robes and access to En Suite.





**EN SUITE**

Three piece shower suite and Velux style window.



**GARDEN**

Fully landscaped with Indian slate flags, artificial grass, integrated lighting set into the sleepers, one double, one single waterproof outdoor electrical power points, hot and cold taps and side gate to the driveway and single detached garage.

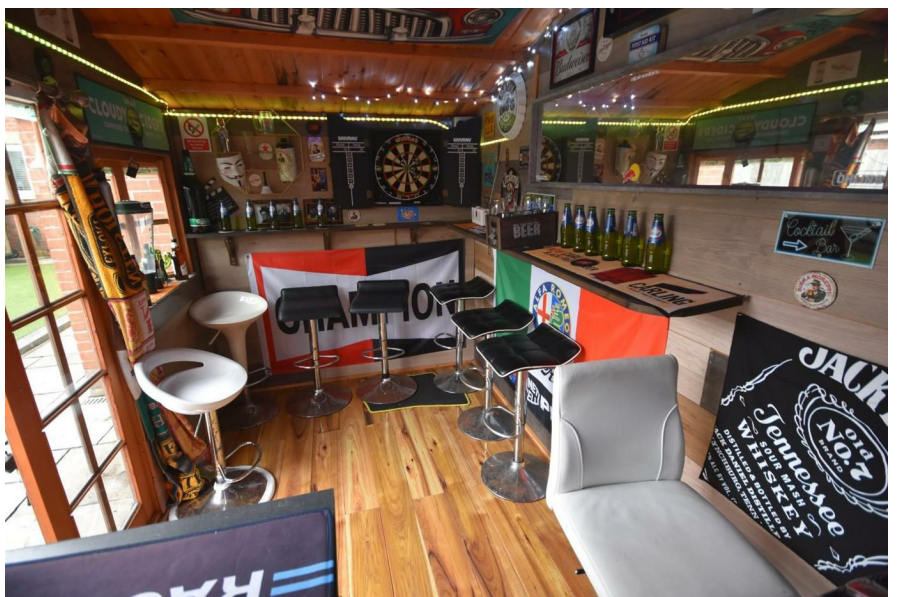


**PATIO**



**SUMMER HOUSE/BAR**

A great space with 8 double electric sockets, currently being used as a Bar.



**REAR ELEVATION**



**DETACHED GARAGE AND DRIVEWAY**

We are advised the garage is 8 metres with electrical roller door, fully alarmed separate from the house, fully boarded loft area accessed via drop down ladders and has electricity and lighting. The driveway provides parking for 3 vehicles, 4 including the garage and also has a double outdoor waterproof electrical point.



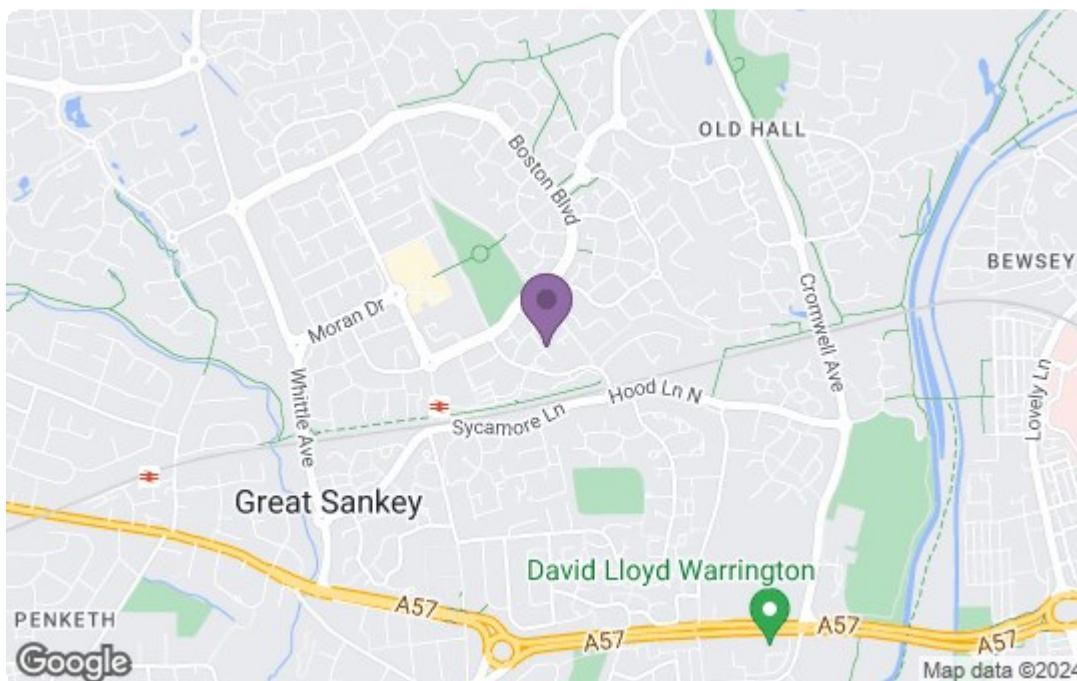


### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               | <b>85</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>England &amp; Wales</b>                  | 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>  | <b>82</b>               | <b>83</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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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|---|--|-------------------------|-----------|
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| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  | 83                      | 85        |
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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.