



HALTON KELLY  
INDEPENDENT PROPERTY SERVICES



10 Dovecote Green  
Kingswood, Warrington WA5 7XH

Offers Around  
£416,000

DETACHED family home, FOUR bedrooms, EXTENDED accommodation, THREE reception rooms, FREEHOLD Title, McLean Homes, EXCELLENT location, VACANT POSSESSION considered, AMPLE parking, EN SUITE facilities.

Halton Kelly are pleased to offer for purchase this extended four bed roomed detached family home which was purchased from new by our vendor clients and is situated on a pleasant plot with ample driveway parking for around 4 vehicles. Constructed by McLean Homes around 1994, we are advised by our clients that this is Freehold Title and the property is warmed by gas central heating, the front windows are original sealed unit double glazing and the rear windows have been replaced with upvc double glazing.

The accommodation is laid out as follows, Entrance Hall, ground floor W.C., TV/Reception Room, Family Lounge, open plan Breakfast/Kitchen and Dining area, Landing, Master Bedroom with En Suite, three further bedrooms and Family Bathroom. Of particular note is the spacious, open plan Kitchen with side family space and there are patio doors to the rear garden, there are also patio doors in the family lounge.

Outside to the front is ample driveway parking for several vehicles leading to an integral single garage, the rear garden is laid mainly to lawn with established borders, patio area. There is also a timber storage shed and we are advised by the clients this a suntrap garden.

Known as The Greens, Kingswood is very well regarded and our clients property is just a few minutes from motorway network along with all the local amenities located at Gemini Retail park and the new convenience shop Lidl.

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

**ENTRANCE HALL**

Under stairs storage area and access to ground floor W.C.



**GROUND FLOOR W.C.**

Two piece suite.



**TV ROOM/RECEPTION**

13'8 x 8'7 (4.17m x 2.62m)

Bay fronted reception room situated at the front of the property and currently being used as a TV room.



**FAMILY LOUNGE**

15' x 15'1 (4.57m x 4.60m)

An excellent sized Family Lounge with bay and double opening patio doors to the rear garden.



**OPEN PLAN BREAKFAST KITCHEN/DINING AREA**

**BREAKFAST KITCHEN**

17'1 x 12'3 (5.21m x 3.73m)

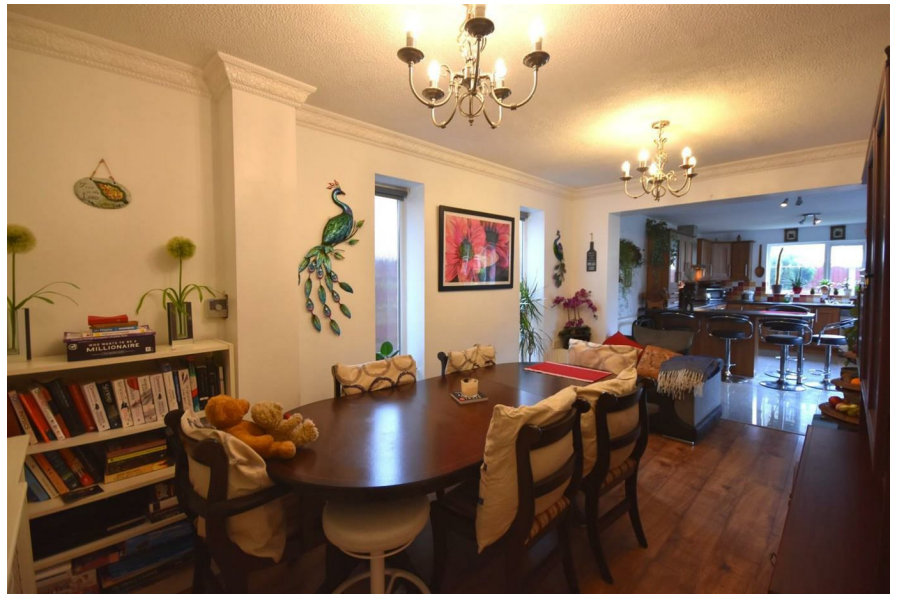
Fitted with wall and base units, single bowl drainer, integral dish washer, Hotpoint 4 ring electric hob with overhead extractor, Hotpoint single electric oven, plumbing for washing machine, space for fridge/freezer, twin ceiling lights, breakfast bar and double opening patio doors to rear garden.



**DINING AREA**

15'8 x 8'7 (4.78m x 2.62m)

Twin windows and twin ceiling lights.



**LANDING**

Access to airing cupboard and loft.



**MASTER BEDROOM**

13' x 9'3 maximum (3.96m x 2.82m maximum)

Double bedroom with twin windows and access to En Suite.



**EN SUITE**

Three piece shower suite, wash basin with vanity unit and shower cubicle.



**BEDROOM TWO**

10'9 x 8'9 (3.28m x 2.67m)

Double bedroom with integral double robes.





**BEDROOM THREE**

9'2 x 8'9 (2.79m x 2.67m)

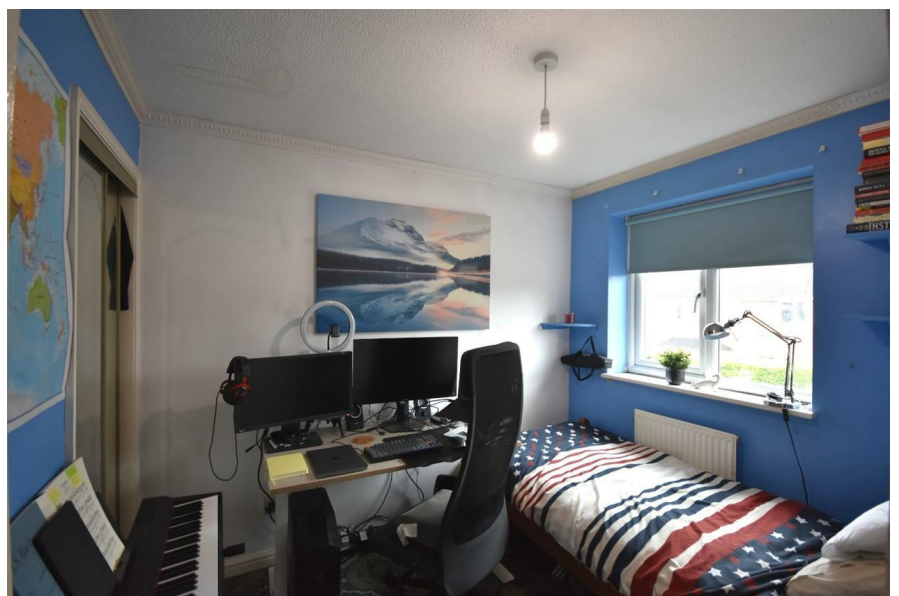
Double bedroom with integral double robes.



**BEDROOM FOUR**

9' x 8'7 maximum (2.74m x 2.62m maximum)

Double bedroom with integral double robes.



**FAMILY BATHROOM**

Three piece bath suite.



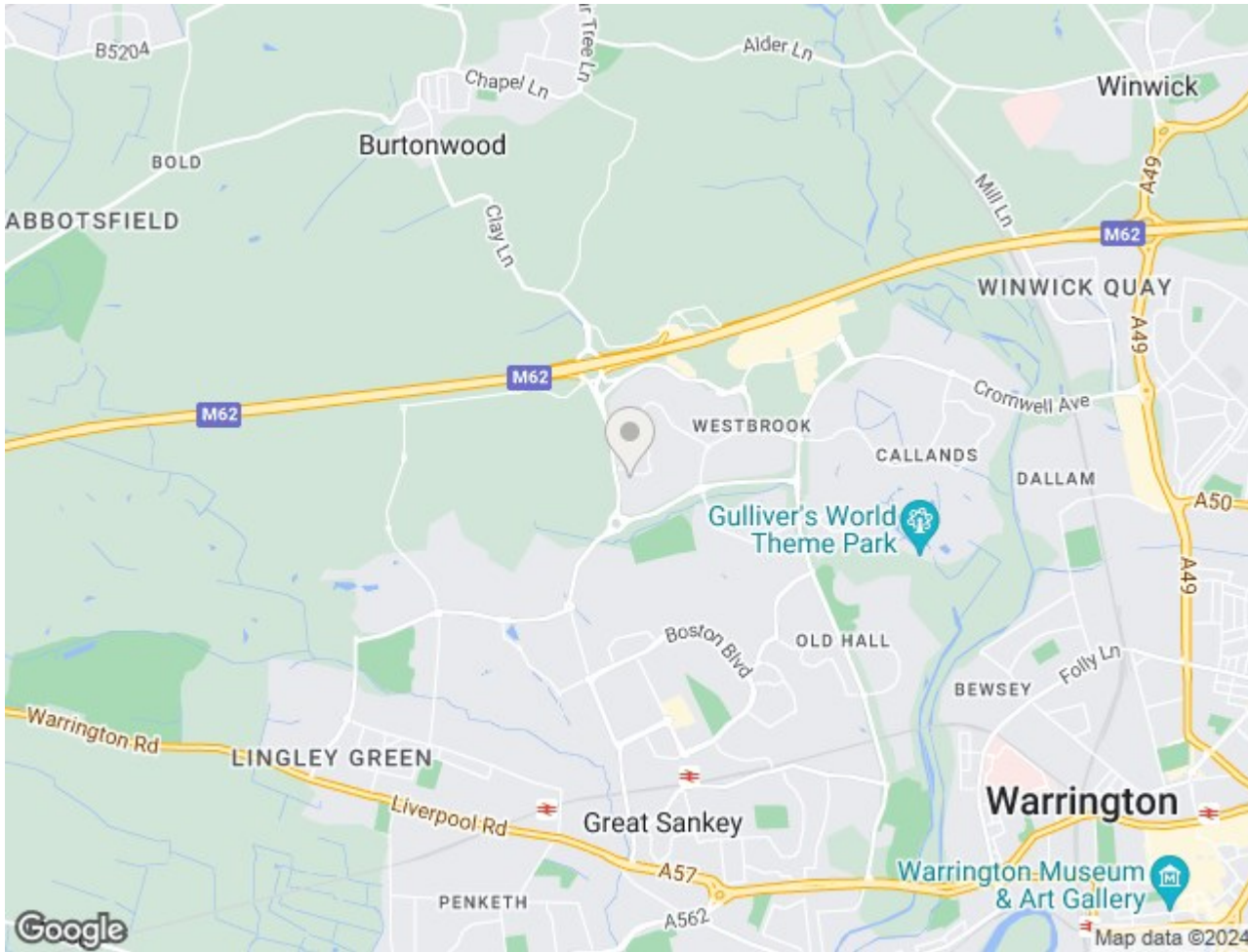
**GARDEN**

'L' shaped garden, mainly to lawn with patio area, we are advised by our clients that it does get the sun all day.




**PATIO AREA**




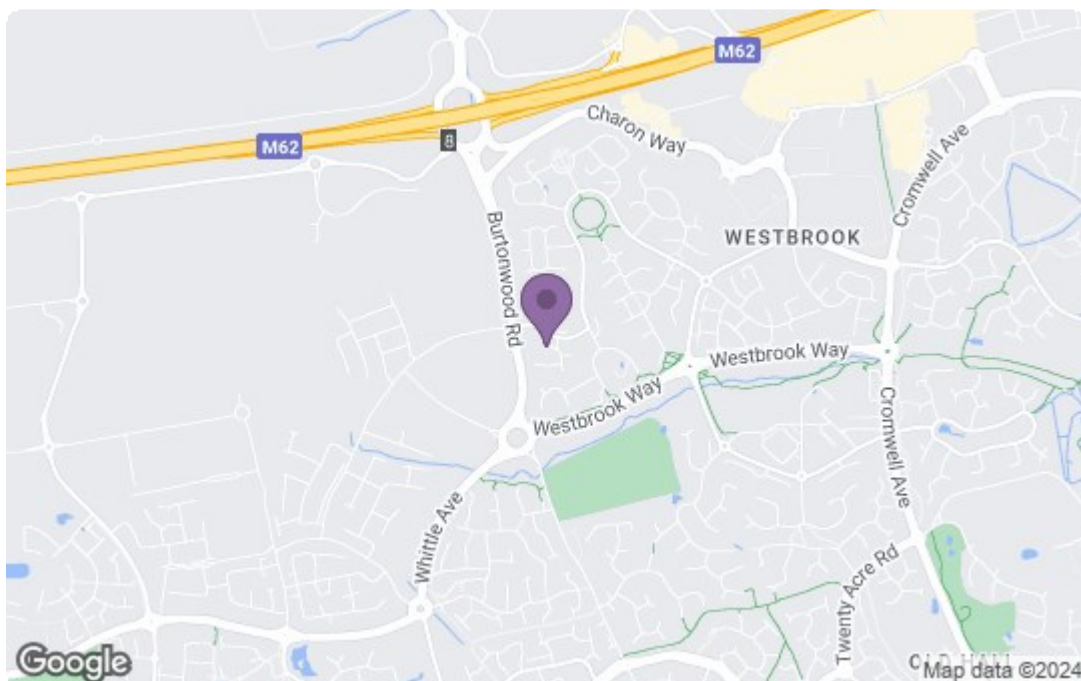


### Energy Efficiency Rating

	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>70</b>	<b>80</b>
<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>		
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(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>		
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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.