



10 Mayfair Close
Gt Sankey, Warrington WA5 3PL

Offers Over
£304,950

DETACHED bungalow, THREE bedrooms, FREEHOLD Title, CUL DE SAC position, NO CHAIN, CONSERVATORY, WET ROOM suite, FABULOUS fitted kitchen, SINGLE garage, NOT OVERLOOKED to rear.

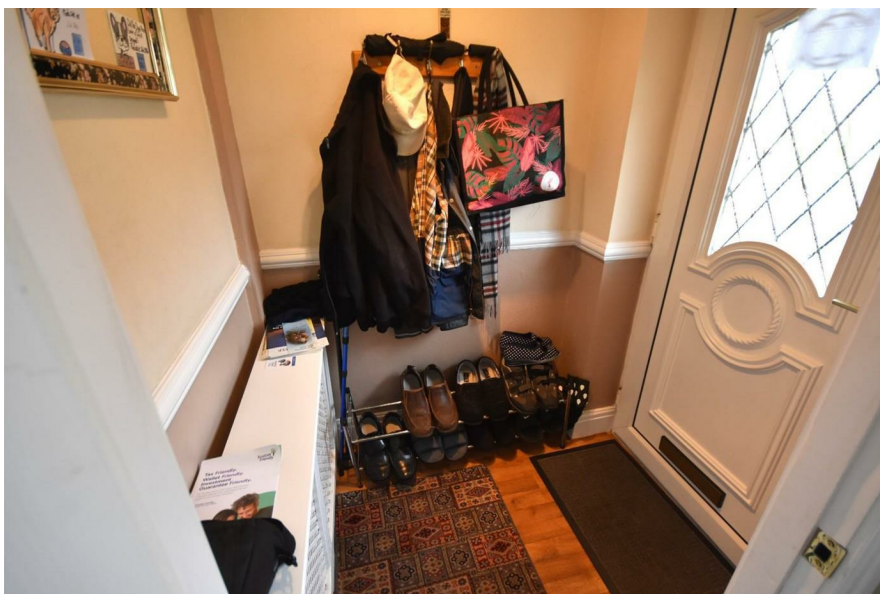
Halton Kelly are delighted to offer for purchase this lovely 2/3 bedroom detached bungalow, tucked away at the end of a quiet cul de sac and in a popular area of Great Sankey, which is ideally positioned for local shops, schools, bus routes and motorway networks. Benefiting from no upward chain and not overlooked to the rear, along with a long driveway to a single garage, we are advised the property has a Freehold Title. The overall interior has been well looked after, of particular note is the fabulous fitted kitchen and the wet room suite. Briefly comprising Entrance Porch, Living/dining area, Conservatory, fabulous fitted Kitchen, Inner Hallway, two double Bedrooms, single Bedroom and Wet room.

Outside to the front is a long driveway to a single garage, the rear garden is of a good size, well fenced, mainly to lawn and not directly overlooked.

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

ENTRANCE PORCH

Laminate wood flooring and door to Lounge/Dining room.



LOUNGE/DINER

21'8 x 10'5 (6.60m x 3.18m)

A good sized Lounge through Dining area, laminate wood floor and access doors to Kitchen and Inner Hallway.



KITCHEN

12'4" x 9'8" (3.76m x 2.95m)

Fabulous fitted Kitchen with wall and base units, 1.5 bowl drainer, electric ovens, separate electric grill, four ring gas hob with overhead extractor, integral fridge/freezer, dishwasher, Worcester combi boiler (we are advised is 3 years old and serviced annually), tiled flooring, concealed unit lights and spot lights.



INNER HALLWAY

Access to loft, bedrooms and Wet room.



BEDROOM ONE

13'1 x 10'1 (3.99m x 3.07m)

Double bedroom with laminate wood flooring and fitted robes.



BEDROOM TWO

11'7 x 10'2 (3.53m x 3.10m)

Double bedroom with laminate wood flooring and integral double fitted robes. Access to Conservatory.



BEDROOM THREE/STUDY

10'2 x 5'4 (3.10m x 1.63m)

Small third bedroom/study with laminate wood floor.



CONSERVATORY

12'9" x 10'2" (3.89m x 3.10m)

Access off Bedroom two, tiled floor and double opening doors to the rear garden.



WET ROOM SUITE

5'5 x 6'8 (1.65m x 2.03m)

Two piece suite with electric shower.

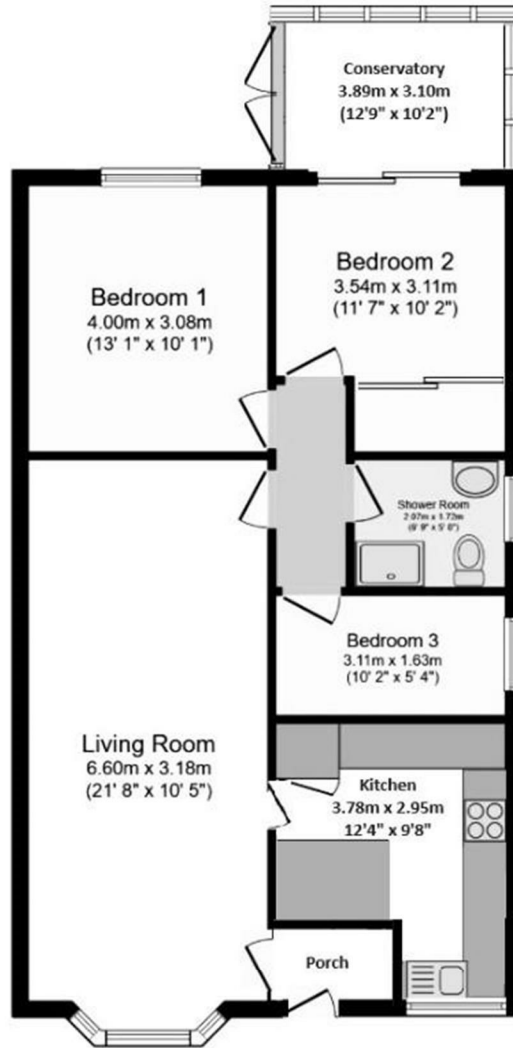


GARDEN

A good sized private rear garden, well fenced, mainly to lawn with borders.









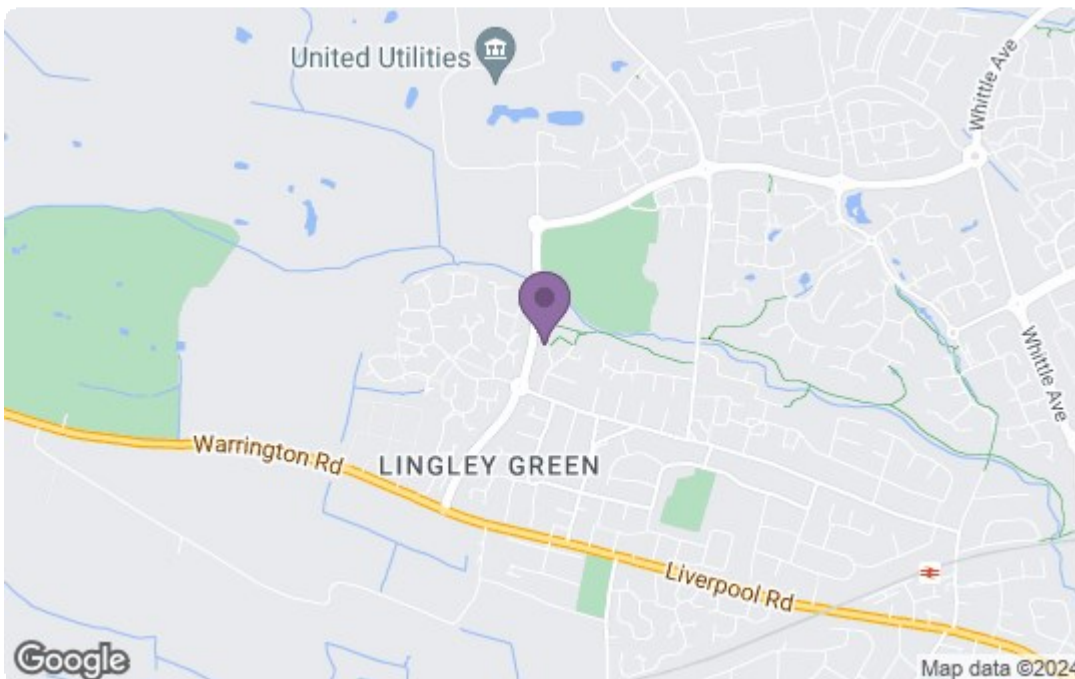
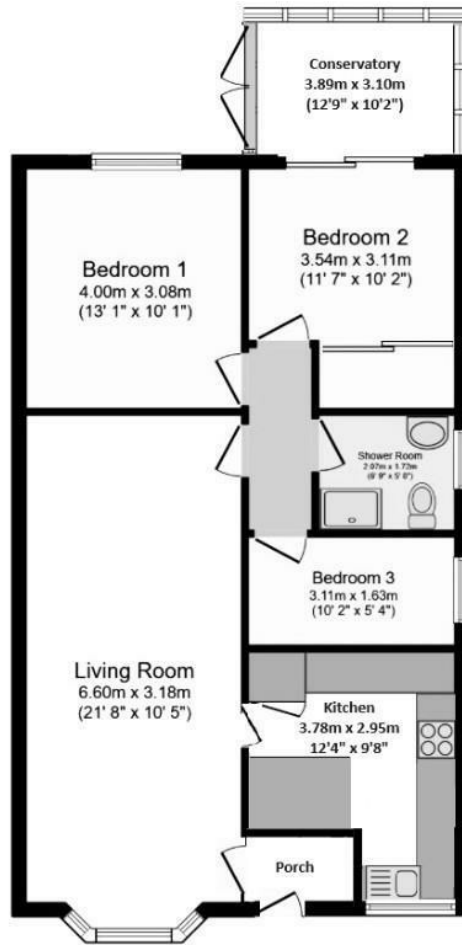


Energy Efficiency Rating

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