



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



18 Cheltenham Close
Gt Sankey, Warrington WA5 3PX

Offers Around
£398,950

DETACHED house, Small CUL DE SAC, FOUR Bedrooms, EN SUITE facilities, Double Glazed CONSERVATORY, EXCELLENT plot, FREEHOLD Title, UPVC double glazing, REAR lounge, DONT MISS THIS!

Halton Kelly are pleased to offer for purchase this four bedroom, detached family home which is situated in a small cul de sac and we are informed this part of Cheltenham Close is a Private Road, for further information on this point, please speak directly with our clients. The property has En Suite facilities to the Master Bedroom and a lovely Conservatory, our vendor clients have also advised it is Freehold Title. An attractive home offering excellent family accommodation, briefly comprising open Porch, Entrance Hall with internal door giving access to the garage, which has a rear Utility space, ground floor W.C., a good sized Lounge, double doors to the Dining Room, fully fitted Kitchen, Landing, Master Bedroom with En suite, three further bedrooms and Family Bathroom. Please note there are drop down ladders to the loft access which has boarding and shelving.

Outside to the front is a double width driveway to single garage and there are well kept gardens with well established borders. The property has a private outlook to the front and is not overlooked. The rear garden is well fenced, mainly to lawn, with timber storage shed and there is a substantial patio area as can be seen by the photography.

Please call Halton Kelly for further information and viewing arrangements.

OPEN PORCH

Open Porch to front door with tiled flooring.



ENTRANCE HALL

Tiled flooring, access to ground floor W.C. and door to Garage.



GROUND FLOOR W.C

Two piece suite.



FAMILY LOUNGE

13'2 x 15'7 (4.01m x 4.75m)

Situated at the rear of the property, gas fire to surround and twin ceiling lights.

**DINING ROOM**

12'0 x 8'8 (3.66m x 2.64m)

With sliding patio doors to Conservatory.

**KITCHEN**

12'5 x 9'5 maximum (3.78m x 2.87m maximum)

Fitted with wall and base units, tiled floor to part tiled walls, 1.5 bowl drainer, four ring gas hob with overhead extractor, integral fridge/freezer, electric oven with separate grill, Logik dish washer (we are advised is 1 year old), plumbing for washing machine and external door to side of property.



CONSERVATORY

10'4 x 9'3 (3.15m x 2.82m)

Tiled flooring and double opening doors to patio area.



LANDING

Access to loft which is boarded in the middle and fitted with shelving, via drop down ladder.



MASTER BEDROOM

10'3 x 13'1 (3.12m x 3.99m)

Double bedroom with fully fitted integral robes and overhead storage.



EN SUITE

5'7 x 7'8 (1.70m x 2.34m)

Three piece shower suite and storage.



BEDROOM TWO

10'4 x 11'3 (3.15m x 3.43m)

Double bedroom.



BEDROOM THREE

7'8 x 10'9 (2.34m x 3.28m)

Double bedroom.



BEDROOM FOUR

7'3 x 7'8 (2.21m x 2.34m)

Single bedroom.



FAMILY BATHROOM

7'2 x 7'0 (2.18m x 2.13m)

Three piece suite which includes a P shaped bath with shower over and storage.



FRONT OUTLOOK FROM BEDROOM THREE



GARDEN

A well fenced garden, mainly to lawn with patio and pathway, raised brick beds, timber storage shed and outside light.



REAR ELEVATION



PATIO AREA



CUL DE SAC APPROACH

This photograph shows the view to the private cul de sac which provides ample parking for the three properties located there.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC



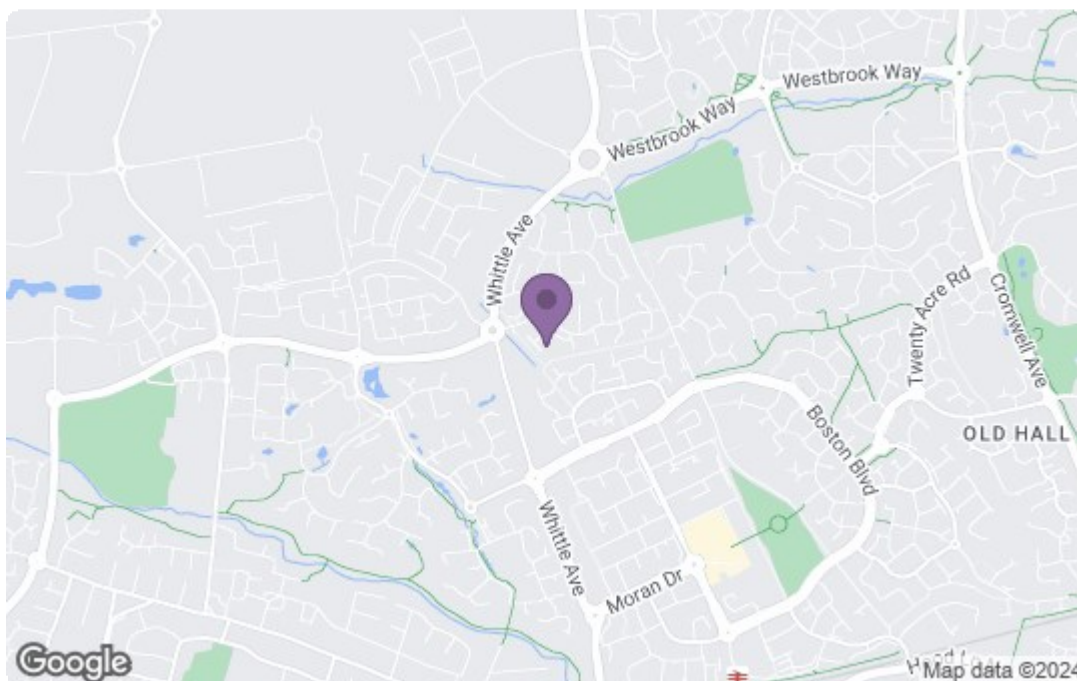
Environmental Impact (CO₂) Rating



	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(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.