



4 Georgia Place
Gt Sankey, Warrington WA5 8BB

Offers Around
£658,000

David Wilson Construction, FIVE Bedrooms, THREE Reception rooms, TWO En Suites, FREEHOLD Title, EXCEPTIONAL Plot, BESPOKE fitted Kitchen, STUNNING interior, fabulous GALLERIED Landing, VACANT possession CONSIDERED.

Halton Kelly are delighted to offer for purchase this David Wilson Constructed five bedroom detached family home, this is the only design of this type built on the development and we are also advised by our clients that it is Freehold Title. The property also has the added benefit of PV Solar Tiles, these can be seen as the darker tiles on the roof. Only offered for sale due to our clients moving out of the area, this truly is a stunning property and of particular note is the delightful Gallery Landing which is highlighted in the photography.

This property is an absolute one off and as such, the accommodation offers an extremely high specification and we have given a brief outline on the following page.

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

EPC and Floor Plan to follow.

BRIEF OUTLINE OF ACCOMMODATION

Tucked away on a substantial plot, this delightful home is fitted with Plantation Shutters, the layout briefly comprises Open Porch with recently fitted double glazed door and surround, spacious Reception Hallway which truly has a WOW Factor and there is tiled flooring which runs throughout the ground floor entrance area.

Ground floor W.C., Cloaks Cupboard, Sitting Room/TV Snug, separate Study, a spacious Family Lounge with Inglenook style recess fire place, housing a feature electric fire and there is also concealed lighting and sliding patio doors opening out to the rear terrace.

Our clients have replaced all internal doors with solid Oak doors and the Kitchen has been replaced with a fabulous bespoke high specification range of wall and base units, there is a breakfast bar and a further open plan family area with sliding patio doors and of course there is a Dining area, feature spot lighting, we have also been informed that within the last 12 months all the rear windows, side windows and side external door were replaced.

Of particular note in this property is the stunning gallery Landing which provides access to the Master Bedroom Suite with open plan dressing area and En Suite facilities, Guest Bedroom with En Suite facilities, two further Double Bedrooms, a fifth single Bedroom (which is currently used as a Study by our clients) and there is a four piece Family Bathroom with a free standing bath.

FRONTAGE

Outside to the front is a very spacious block paved driveway that provides access to a double detached Garage and a substantial Car Port which has been constructed several years ago by our clients, there is also excellent fencing with planters and a side gate providing access to bin storage and further on leading to the garden. The well presented rear garden is mainly to lawn with established borders, well fenced boundary which has recently been renewed, raised beds, full width terracing across the rear of the property and open aspect Summer House which is positioned to receive the sun during most of the day.

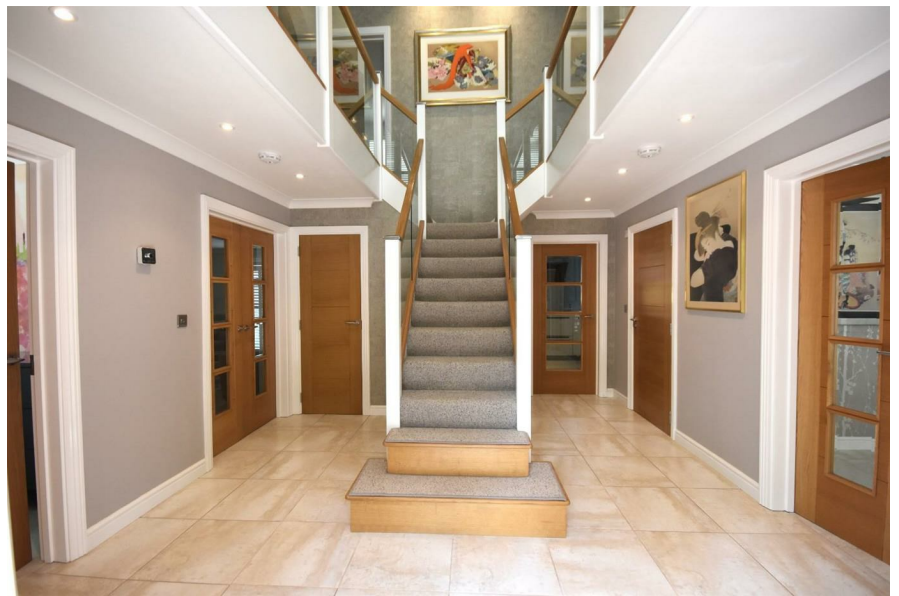
OPEN PORCH

Open Porch to double glazed front door to surround, we are advised it was fitted around 1 year ago.



RECEPTION HALL

A stunning Reception Hall with tiled flooring, ceiling spot lights, solid Oak and glazed stair case, under stairs storage cupboard, all ground floor rooms are fitted with solid Oak doors.



GROUND FLOOR W.C

Two piece white suite, tiled flooring, half tiled walls and wash basin with storage.



STUDY

12'9 x 7'2 (3.89m x 2.18m)

Twin windows with Plantation shutters and tiled flooring.



FAMILY LOUNGE

18'11 x 15'9 maximum (5.77m x 4.80m maximum)

A spacious, light and airy Family Lounge, dual aspect, inset wall mounted feature electric fire, recessed windows either side with concealed lighting and Plantation shutters, twin ceiling lights and double sliding patio doors with full length Plantation shutters to the rear garden.



SITTING ROOM

12'10 x 10'2 (3.91m x 3.10m)

Double opening doors to the Sitting room, which is fully tiled, twin windows with Plantation shutters.



KITCHEN

25'9 x 16'11 maximum (7.85m x 5.16m maximum)

An absolutely fabulous fully fitted Kitchen with wall and base units, Silestone work tops, integral Neff dish washer, oven and grill, induction hob with overhead extractor, full height Liebherr freezer, full height Gaggenau fridge, 1.5 bowl drainer, tiled flooring, day and night window blind.



OPEN PLAN FAMILY/DINING AREA

14'4 x 17'0 (4.37m x 5.18m)

To the side of the Kitchen area, a great space for dining and family TV area, double sliding patio doors with day and night blinds to the rear garden.



UTILITY ROOM

8'0 x 5'2 (2.44m x 1.57m)

With matching units and work tops to the Kitchen, single bowl drainer, plumbing for washing machine, integral Neff microwave, tiled flooring and external door to side of property.



GALLERIED LANDING

A spacious Landing, solid Oak and glazed balcony, feature window with bespoke Plantation shutters.



MASTER SUITE

21'4 x 17'8 maximum (6.50m x 5.38m maximum)

Double bedroom, twin windows with Plantation shutters, open plan dressing area, integral robes and access to En suite.



DRESSING AREA

A lovely open plan dressing area with sliding robes and side access to a high specification En Suite shower facilities.



EN SUITE

8'9 x 7'7 (2.67m x 2.31m)

Three piece suite, fully tiled walls, ceiling spot lights, wash basin with storage, large walk-in shower and LED illuminated mirror.



GUEST BEDROOM

12'11 x 11'2 (3.94m x 3.40m)

Double bedroom, twin windows with Plantation shutters and access to En suite.



EN SUITE TWO

7'7 x 5'10 (2.31m x 1.78m)

Three piece shower suite and wash basin with storage.



BEDROOM THREE

12'9 x 10'9 (3.89m x 3.28m)

Double bedroom with Plantation shutters.



BEDROOM FOUR

12'10 x 8'10 (3.91m x 2.69m)

Doubled bedroom to front elevation with Plantation shutters. No photo as the room is being used for storage pending our clients move.

BEDROOM FIVE

7'8 x 10'6 (2.34m x 3.20m)

Currently being used as a study.

FAMILY BATHROOM SUITE

10'6 x 9'9 (3.20m x 2.97m)

Lovely four piece suite with separate shower cubicle and wash basin with storage.



GARDEN

A well fenced rear garden, mainly to lawn with aggregate borders, raised beds, Indian stone patio and pathway, outside tap and lighting.



OPEN SUMMER HOUSE

A substantially built open aspect Summer House.



PATIO AREA

Indian stone.

SIDE STORAGE AREA

Gate to front of property.



CAR PORT



REAR ELEVATION



DOUBLE DETACHED GARAGE

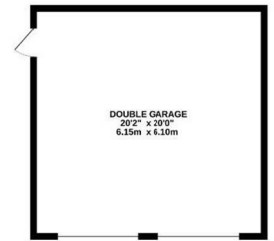
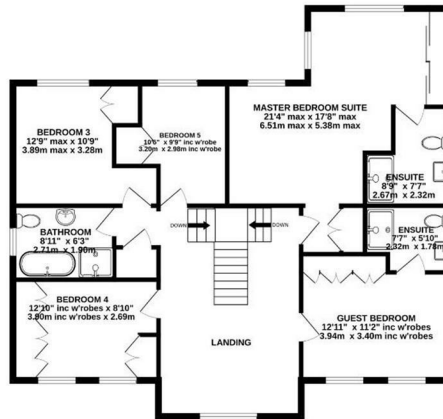
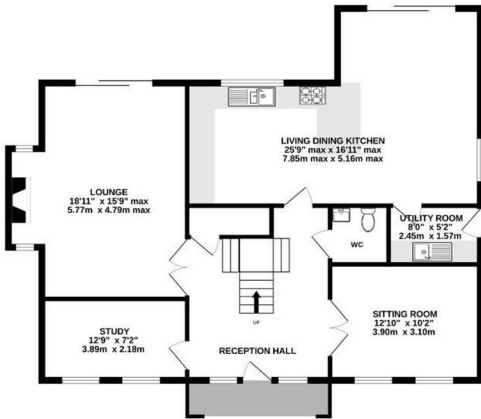
With electrical supply, lighting and side personnel door.



GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.

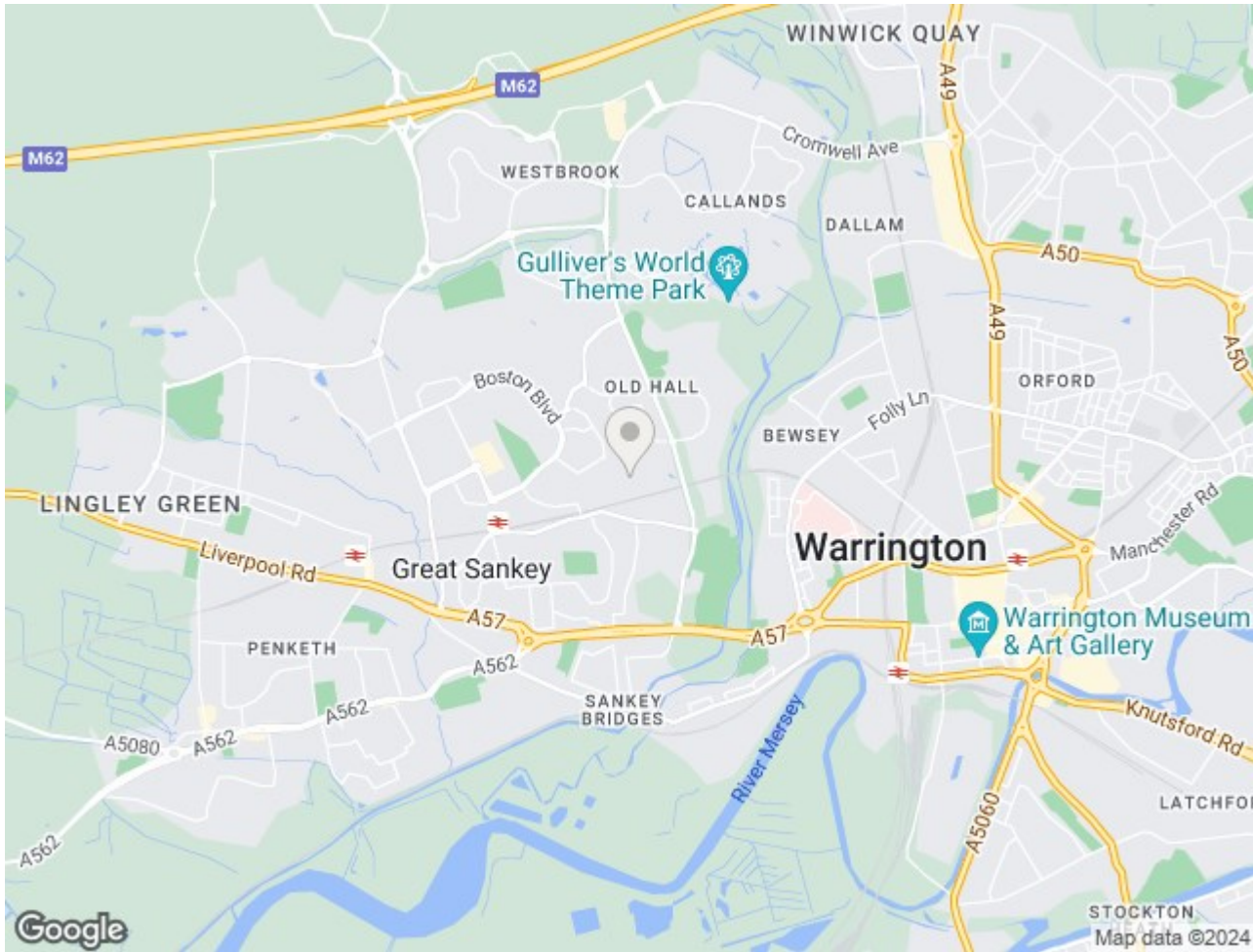
1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.

406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 2688 sq.ft. (249.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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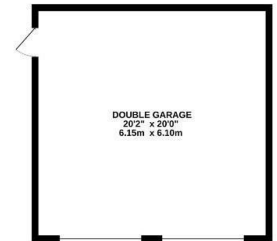
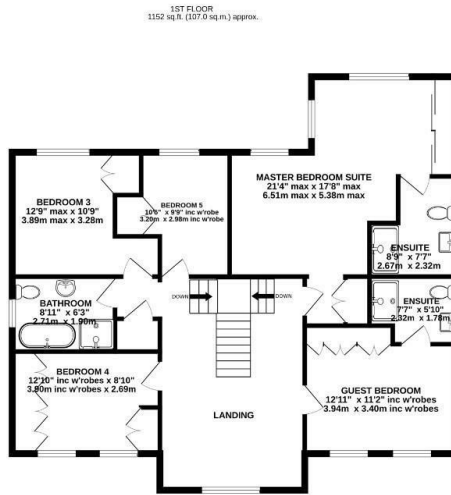
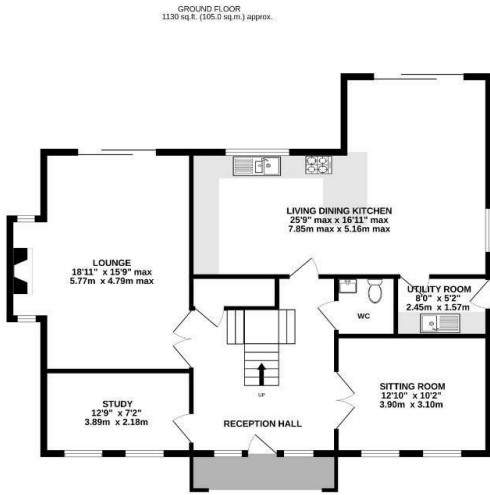


Energy Efficiency Rating

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