



70 Pendine Close
Callands, Warrington WA5 9RQ

Offers Around
£398,000

DETACHED Family Home, FOUR bedrooms, FREEHOLD Title, THREE reception rooms, ORANGERY, STUDY room, FABULOUS fitted kitchen, CLOSE to amenities, PRIVATE rear garden, NO CHAIN considered.

Halton Kelly are pleased to offer for sale this spacious four bedroom Detached Family Home with Freehold Title which is situated in a great location and is within easy walking distance to many local amenities, the property also benefits from driveway parking. Of particular note is the lovely orangery room with Velux Windows which is a great addition for family dining or entertainment.

Briefly comprising Entrance Hall, Family Lounge which flows into the open plan Dining area, lovely Orangery, fabulous fully fitted Kitchen, Study, Landing, Master bedroom with En suite, two further double bedrooms and single bedroom.

Outside to the rear is a low maintenance garden with split level terracing which is private and not overlooked along with a well fenced boundary and side storage shed.

Please contact Halton Kelly for further information and viewing arrangements.

REAR ELEVATION

ENTRANCE HALL

Giving access to the Study and Family Lounge.



STUDY

15'9 x 8'10 (4.80m x 2.69m)

A good sized study room (garage conversion) and access to Viessmann combi boiler.



FAMILY LOUNGE/DINING AREA

24'3" x 11'10" (7.39m x 3.61m)



FAMILY LOUNGE

Attractive Family Lounge with feature fire place to surround, laminate wood flooring and archway through to dining area.



DINING AREA

Double opening doors to Orangery and access door to Kitchen.



ORANGERY

14'5 x 11'10 (4.39m x 3.61m)

Stunning Orangery with Velux windows, ceiling spotlights and double patio doors to rear garden.



KITCHEN

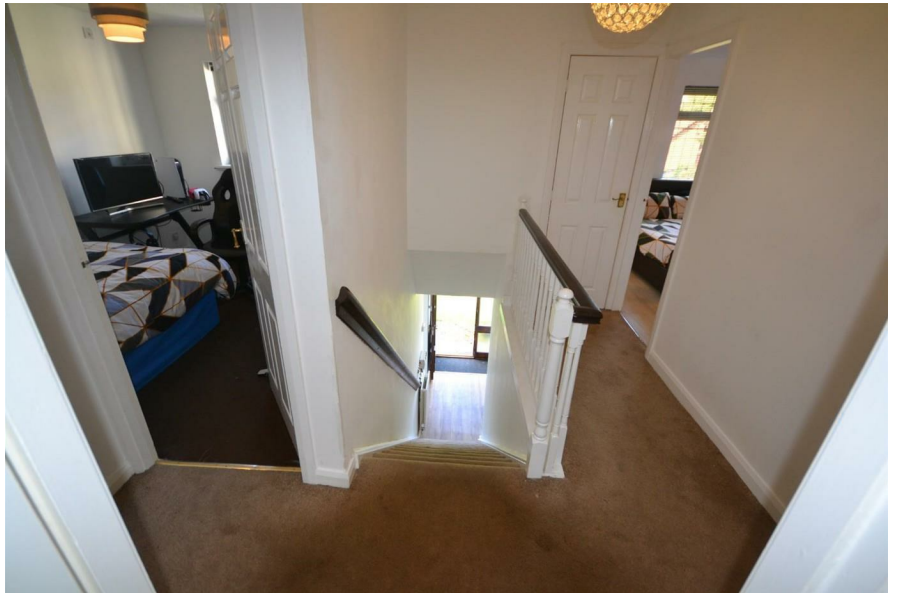
12'2 x 9'5 (3.71m x 2.87m)

Fabulous fitted kitchen with wall and base units, four ring Bosch electric hob, overhead extractor, integral double oven, integral microwave, integral dishwasher, under stairs storage cupboard (ideal pantry), single bowl drainer and door to rear garden.



LANDING

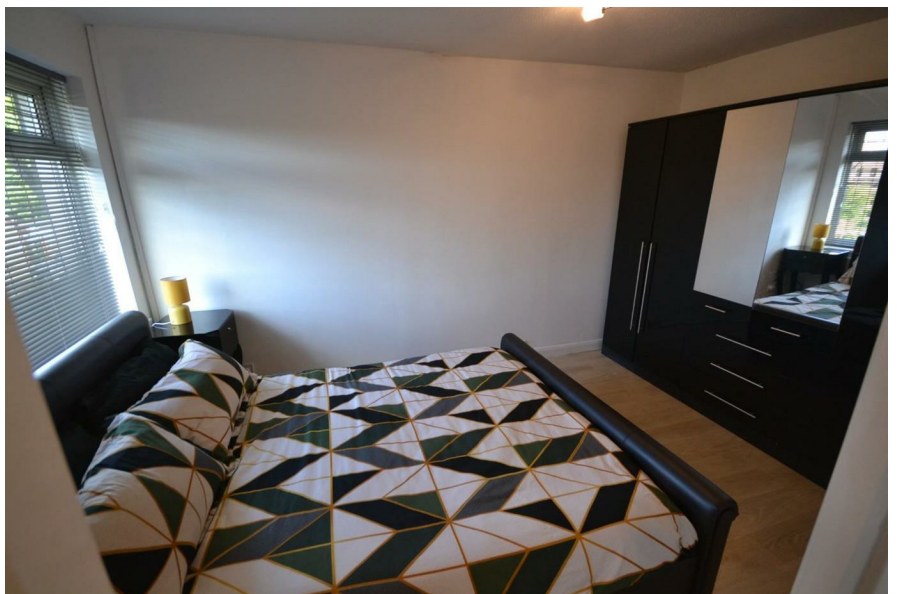
Access to bedrooms, bathroom, airing cupboard and loft.



MASTER BEDROOM

13'2 x 8'6 (4.01m x 2.59m)

Double bedroom to front of the property, wood laminate flooring and access to the En suite.



EN SUITE

Fully tiled with white three piece shower suite.



BEDROOM TWO

10'9 x 8'4 (3.28m x 2.54m)

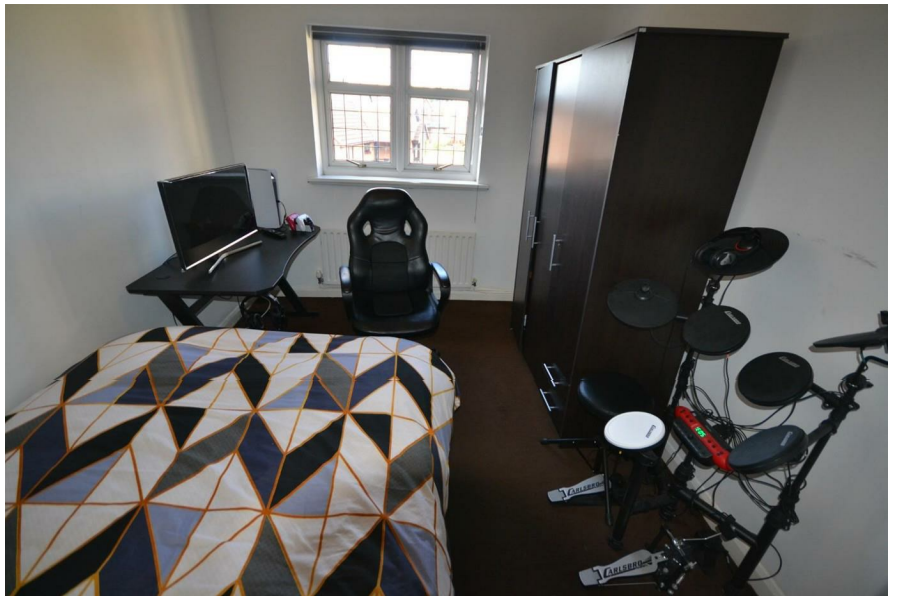
Double bedroom to the rear of the property.



BEDROOM THREE

11'11 x 8'10 (3.63m x 2.69m)

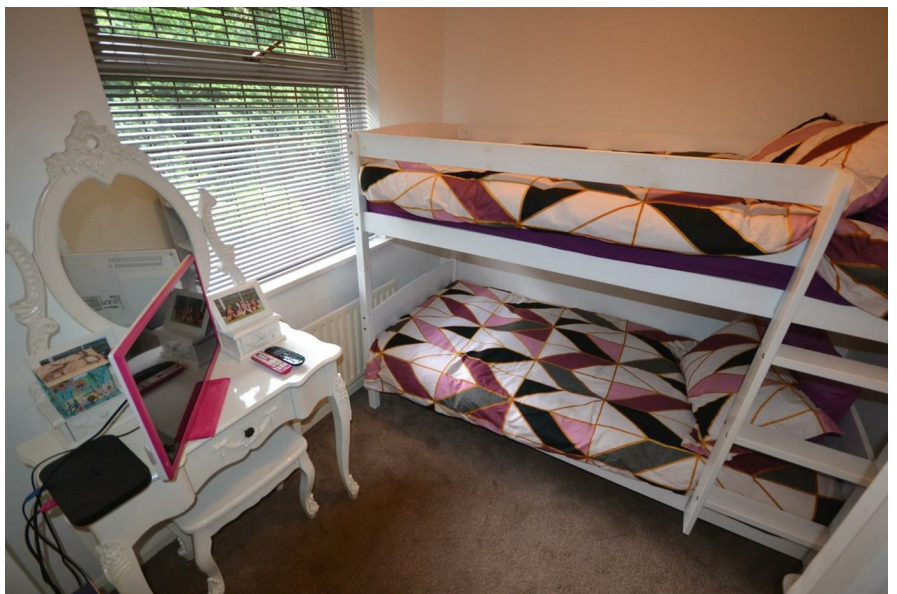
Double bedroom to the front of the property.



BEDROOM FOUR

8'10 x 7'5 (2.69m x 2.26m)

Single bedroom to the rear of the property.



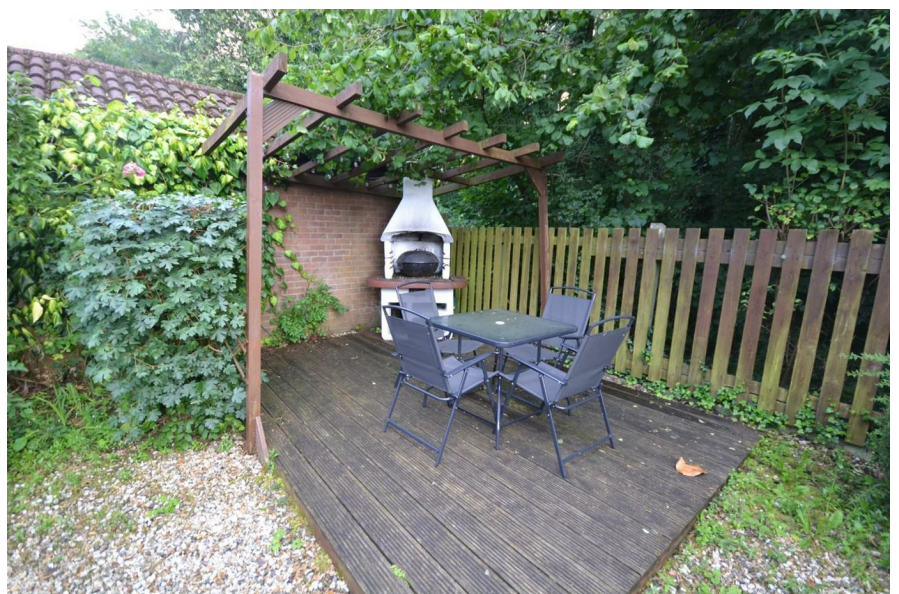
FAMILY BATHROOM SUITE

Three piece bath suite with shower attachment.

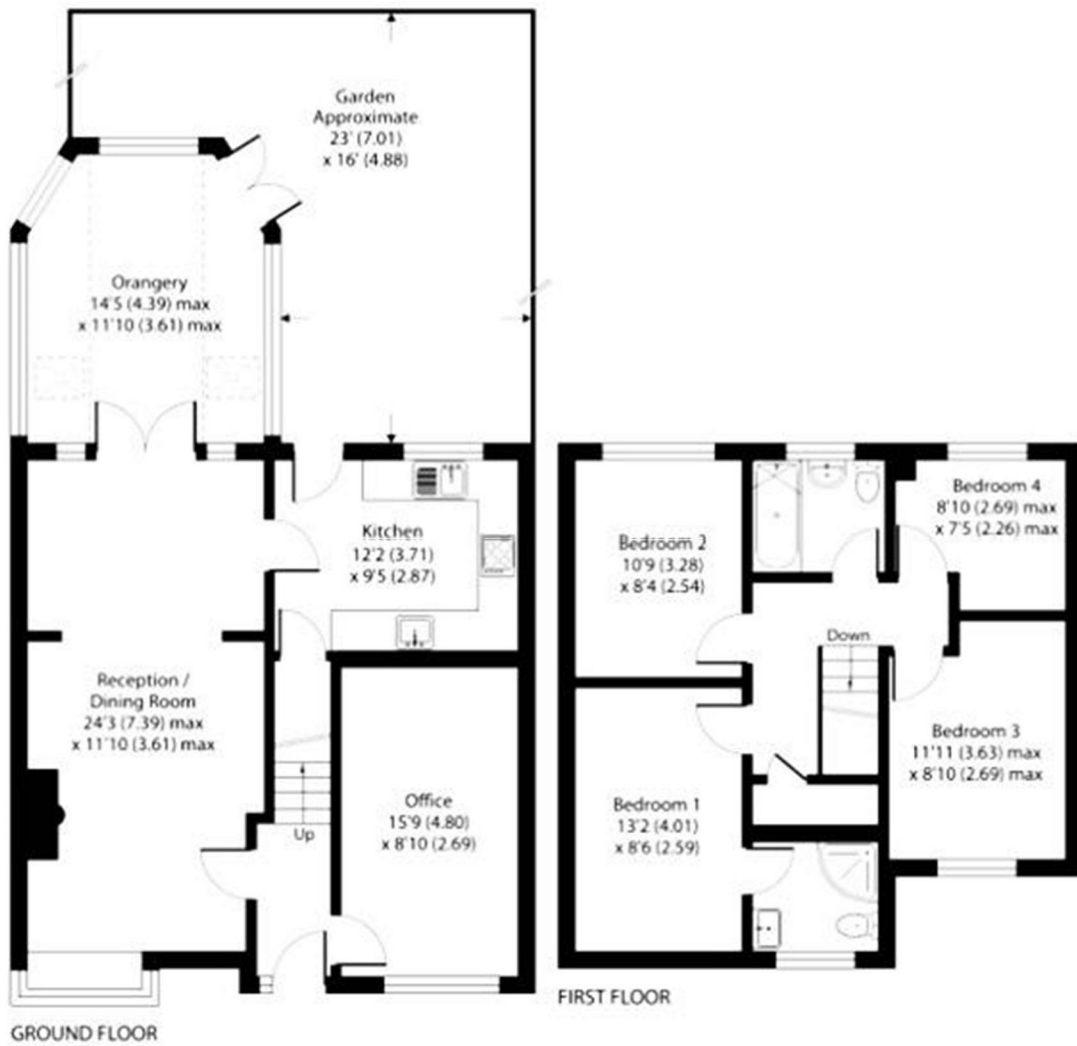


GARDEN

A well fenced, low maintenance garden with decking area, outside tap, side storage shed, outside security light and access via the side of the property to the front garden and driveway.




FRONT OUTLOOK




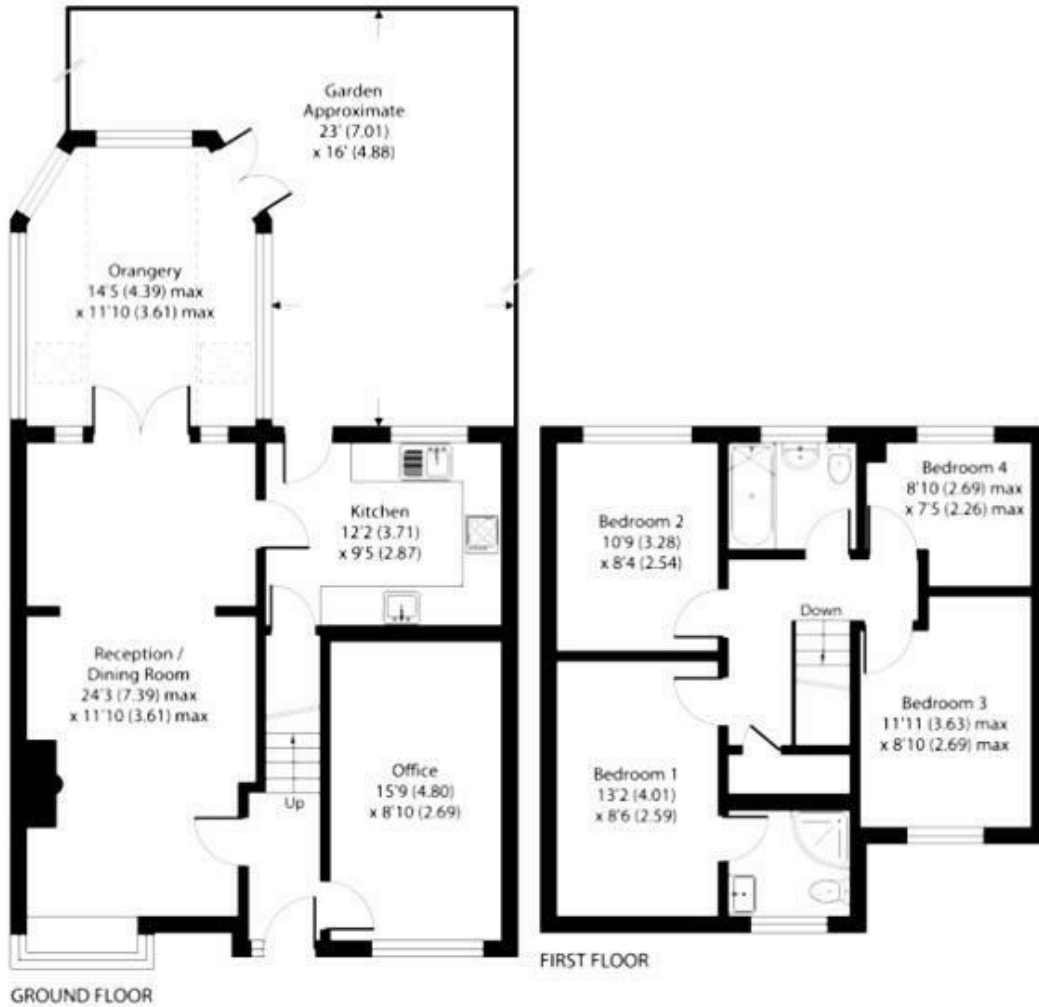


Energy Efficiency Rating

	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		
	68	78
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 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.