



14 Penmark Close
Callands, Warrington WA5 9TG

Offers Around
£354,000

DETACHED Property. LARGE Extension. 3 or 4 BEDROOMS, GENEROUS accommodation. LANDSCAPED rear Garden. FREEHOLD Title. LOG BURNER to Lounge. TURN KEY Property. DRIVE Parking. TARDIS interior!!!

Halton Kelly are delighted to offer for purchase this 3/4 bedroom Detached Property situated at the entrance to this small a cul de sac and we are informed by the vendor that it is Freehold Title. This property truly is a 'Tardis' offering exceptional living accommodation that is hidden behind a modest exterior. With solid Oak doors throughout, there are four Reception Rooms, two of which could be used as further Bedrooms, a log burner to the Lounge and there is a bespoke Kitchen with a separate Utility Room. With driveway parking to the front, the private rear garden is landscaped with delightful slate patio area.

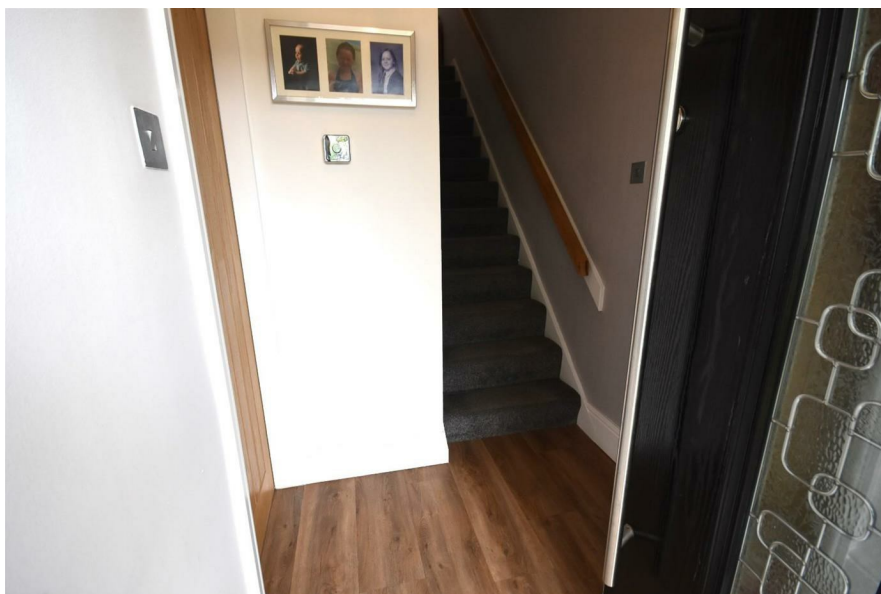
Briefly comprising Entrance Hall, Family Lounge, Dining area, fabulous fitted Kitchen, separate Utility Room, ground floor W.C., Office/Bedroom, Summer Lounge/Bedroom, Landing, three Bedrooms and a Family Bathroom suite.

Outside to the front is driveway parking along with further off road parking to the rear. The private rear garden is landscaped with porcelain patio area and walkways, it is very well fenced narrow horizontal slat fencing set with electric lighting, raised porcelain brick beds, timber storage shed and the rear of the property has inset lighting into the soffit.

Please call Halton Kelly for further information and viewing arrangements.

ENTRANCE HALL

Access to stairwell with solid Oak banister. There is also access to the Hive thermostat.

**FAMILY LOUNGE**

17'9 x 12'6 maximum (5.41m x 3.81m maximum)

Bay fronted Family Lounge, log burner, laminate flooring, under stairs storage cupboard and solid Oak French doors to the Dining area.



DINING ROOM

10'0 x 7'5 (3.05m x 2.26m)

With laminate wood flooring and double opening doors to the rear garden.



KITCHEN

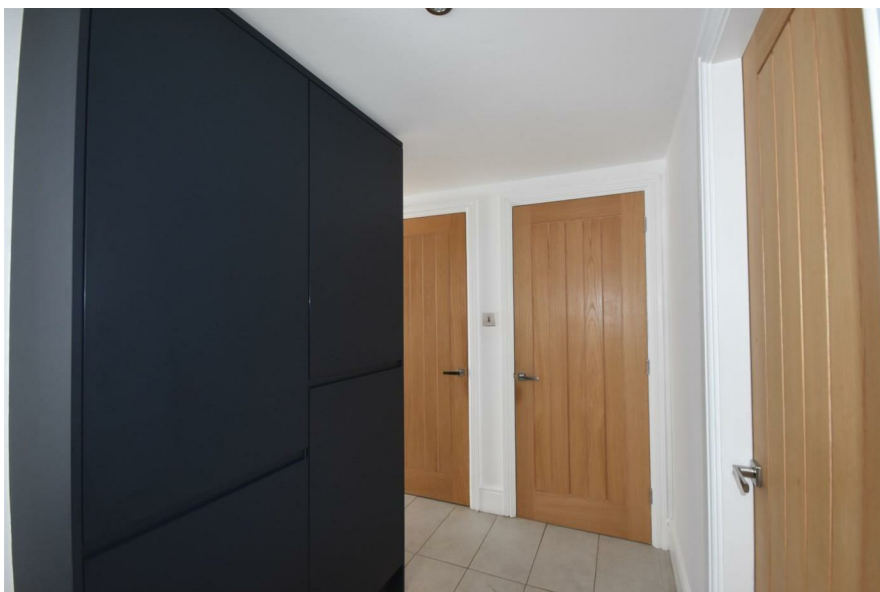
15'7 x 10'0 maximum (4.75m x 3.05m maximum)

Fitted with base and wall units, 1.5 bowl drainer, wine cooler, Neff oven, Neff combo oven/microwave, integral dishwasher, Neff four ring Induction hob with overhead extractor, integral fridge/freezer and tiled flooring.



KITCHEN AREA TO UTILITY AND W.C.

Also access to Sun Lounge/Bedroom.



UTILITY ROOM

5'3 x 4'0 (1.60m x 1.22m)

Wall unit, Vaillant combi boiler (we are advised is serviced yearly), plumbing for washing machine and space for dryer.



GROUND FLOOR W.C

Two piece suite.



RECEPTION ROOM/OFFICE/BEDROOM

11'2 x 8'6 (3.40m x 2.59m)

Situated at the front of the property and currently being used as an Office.



SUN LOUNGE/BEDROOM

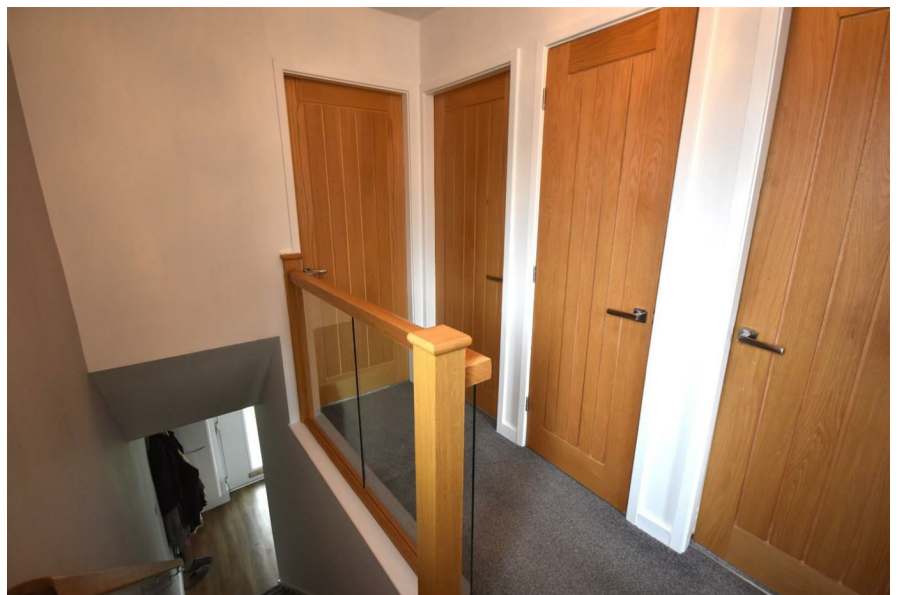
17'0 x 7'5 (5.18m x 2.26m)

A lovely bright room with double opening doors to the rear garden.



LANDING

Solid Oak hand rail with glazing, Storage cupboard and access to part boarded loft.



BEDROOM ONE

17'1 x 9'2 maximum (5.21m x 2.79m maximum)

Double Bedroom to front elevation with bay with free standing robes (to remain).



BEDROOM TWO

11'0 x 9'3 (3.35m x 2.82m)

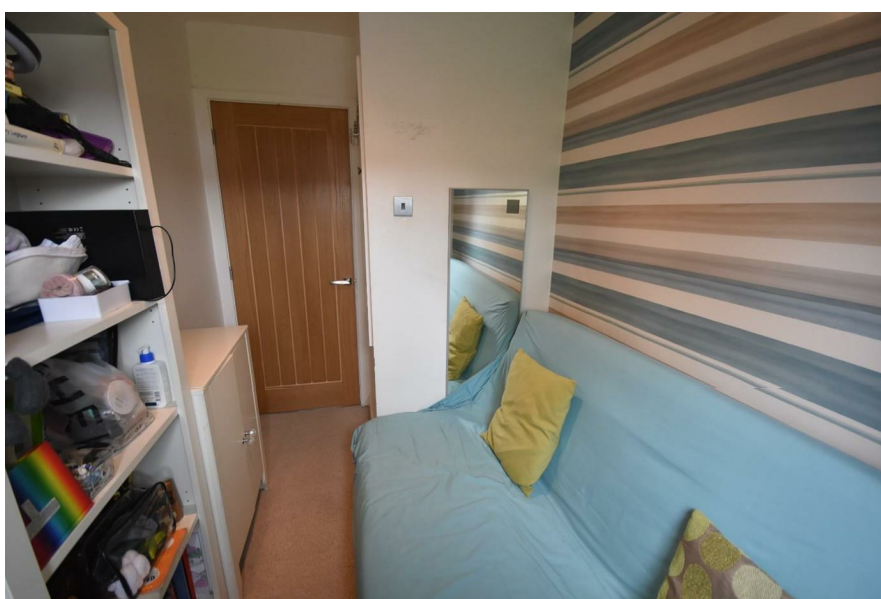
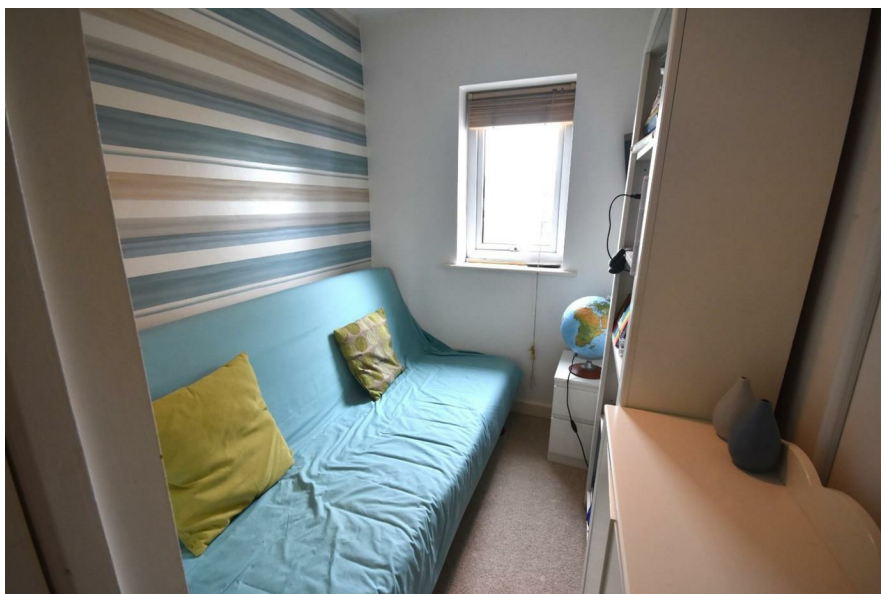
Double Bedroom to rear elevation with free standing robes (to remain).



BEDROOM THREE

9'5 x 6'1 (2.87m x 1.85m)

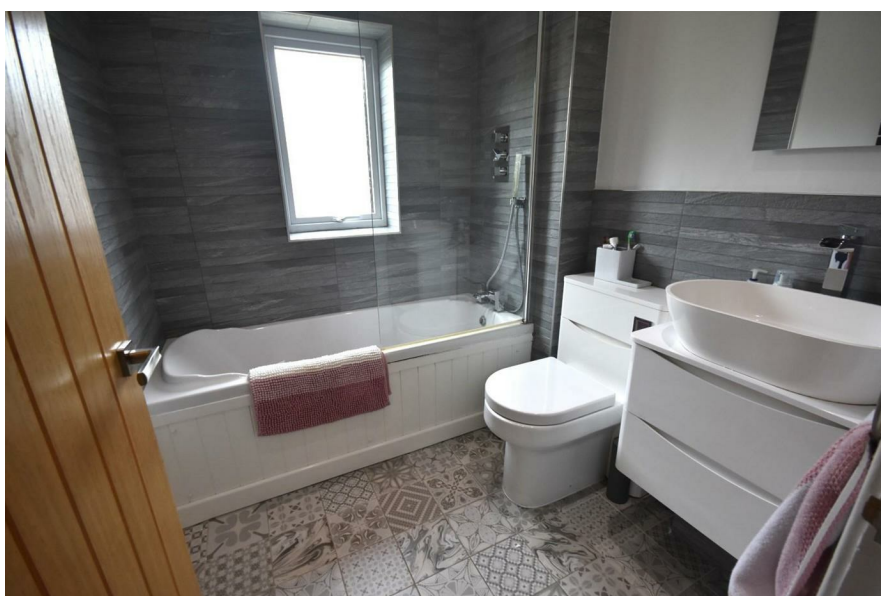
Single Bedroom with half storage cupboard.



BATHROOM SUITE

6'7 x 6'1 (2.01m x 1.85m)

Three piece suite with rain shower over bath, shower screen and wash basin with storage.



GARDEN

A private landscaped rear garden, mainly to lawn, extremely well fenced with electric lighting, raised brick beds with porcelain bedded tops, timber storage shed, porcelain patio area and pathway, the rear of the property also has inset lighting to the soffits.



PATIO AREA

Porcelain patio area, great for outside family entertainment or dining.



TIMBER STORAGE SHED

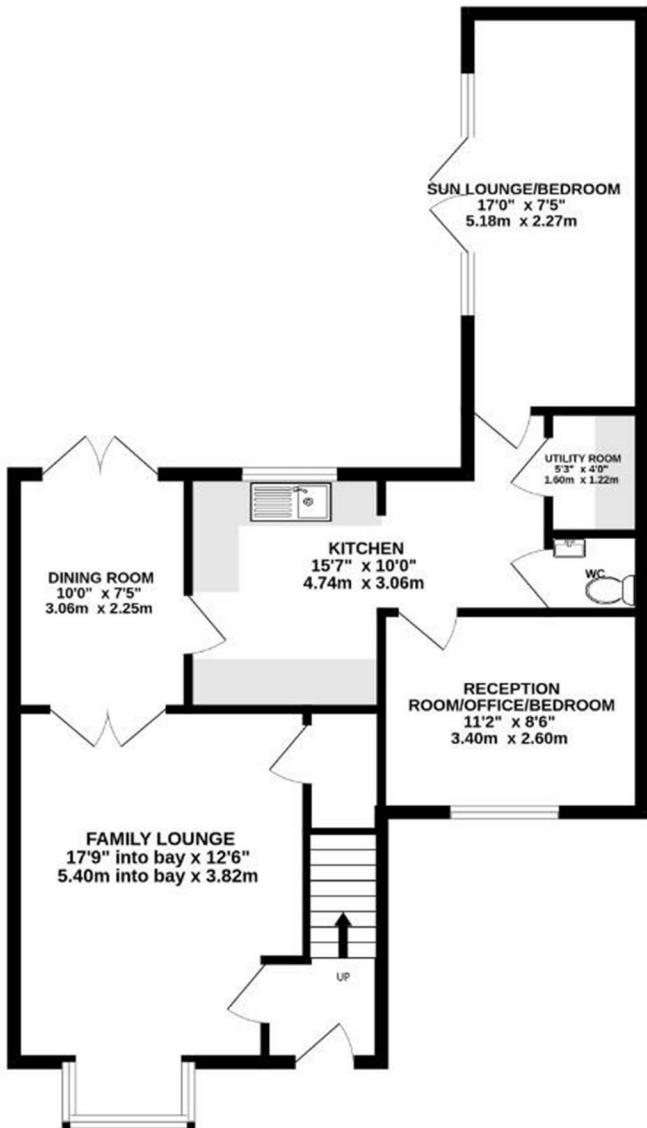


REAR ELEVATION

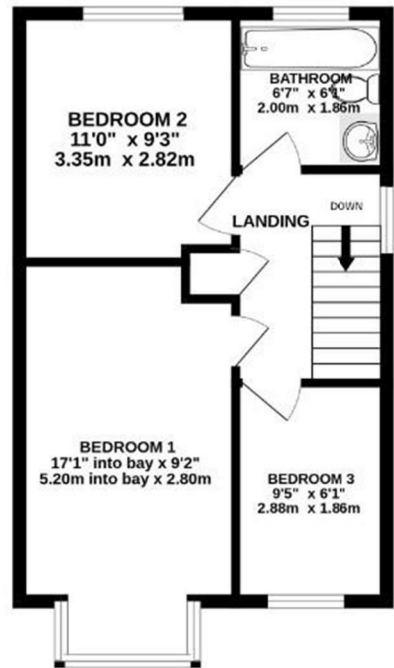
REAR DRIVEWAY



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

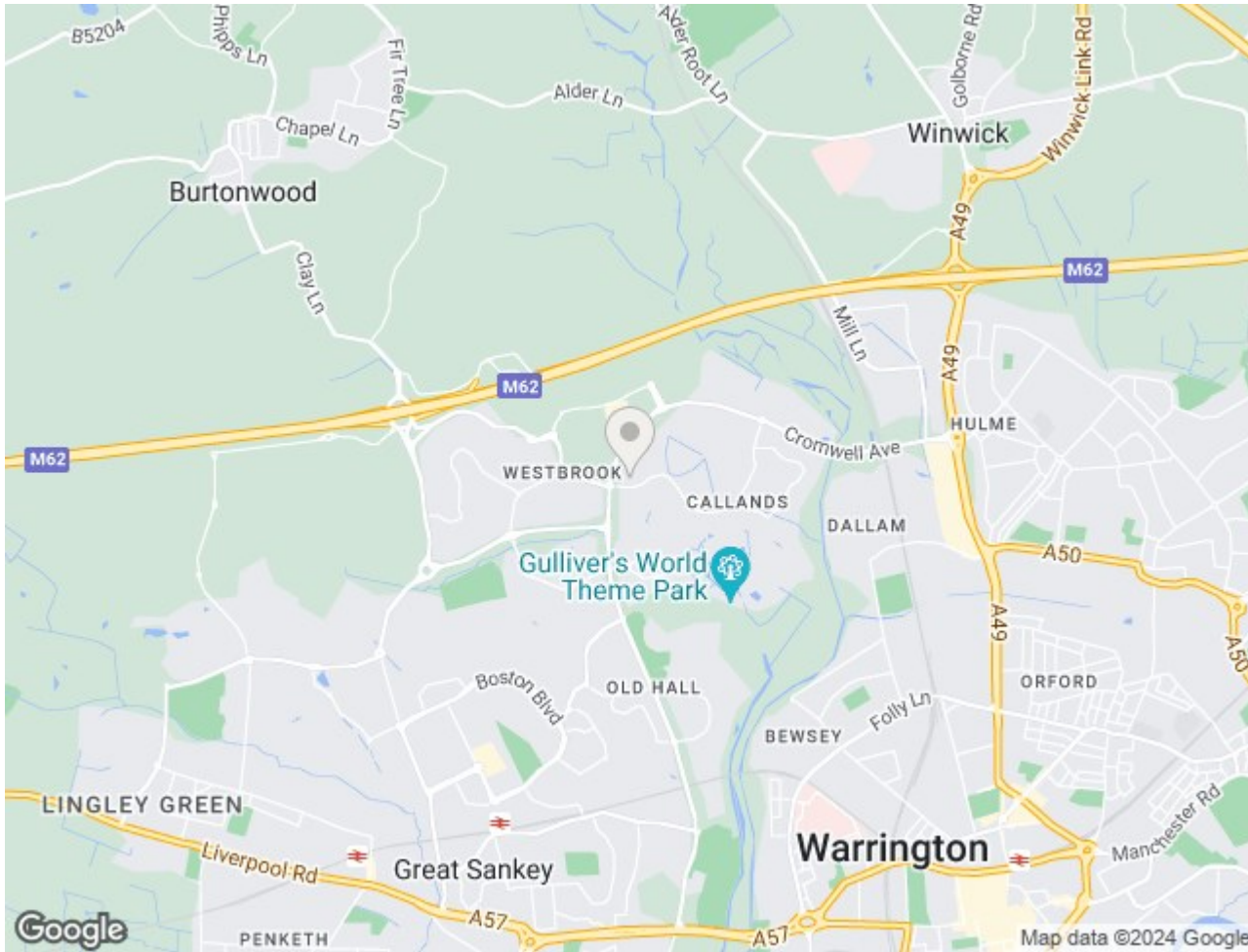


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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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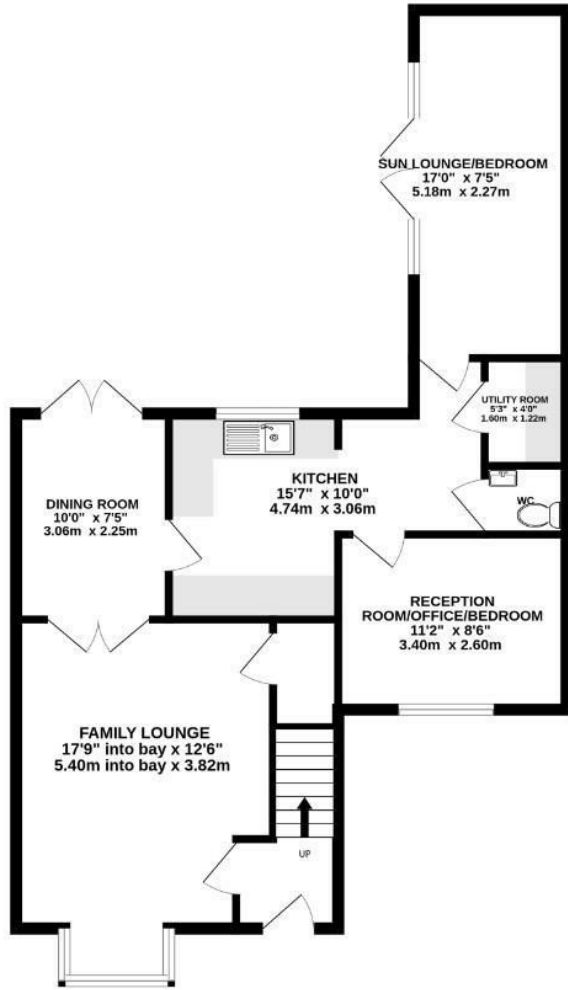
Energy Efficiency Rating

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

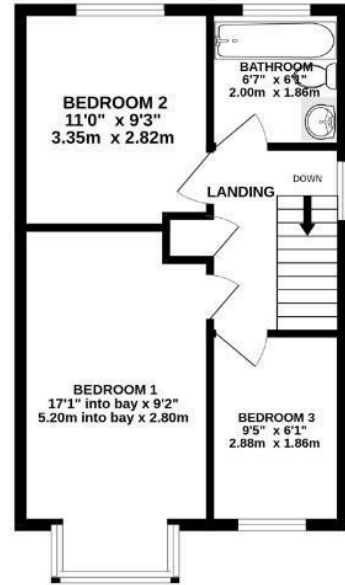
Environmental Impact (CO₂) Rating

	Current	Potential
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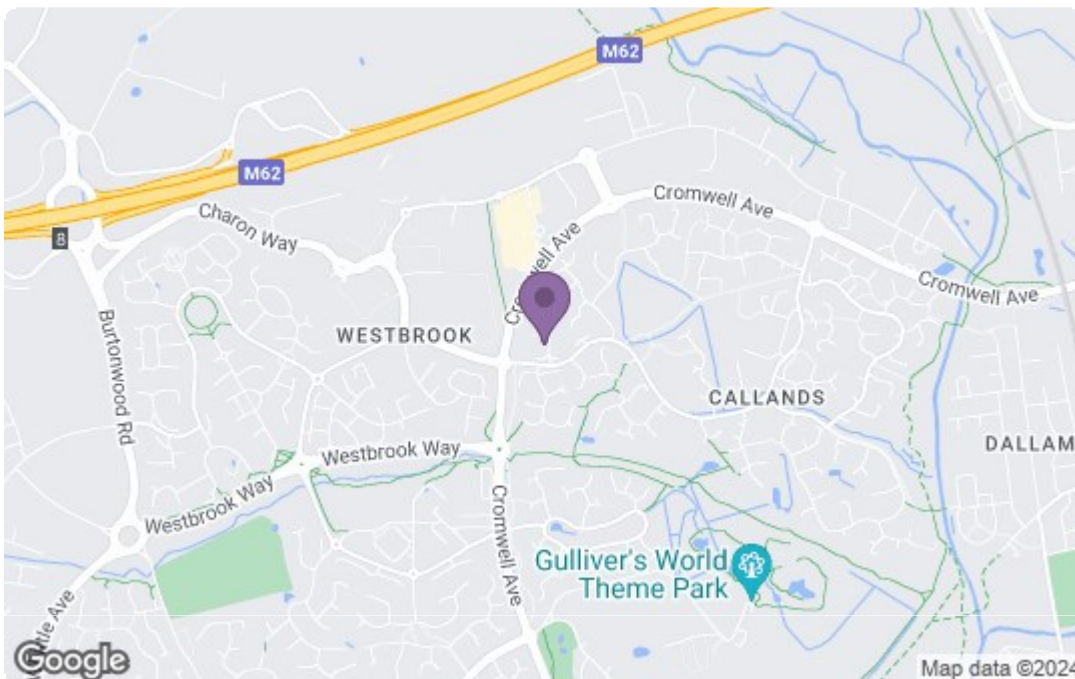


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.