



92 Wilmslow Crescent  
Thelwall, Warrington WA4 2JE

Offers Over  
£294,000

Semi Detached BUNGALOW. FREEHOLD Title. Three DOUBLE Bedrooms. LARGE plot. CUL DE SAC position. New GARAGE (2016). CONSERVATORY. TURN KEY property. SUMMER HOUSE. VACANT Possession.

Halton Kelly are delighted to offer for purchase this very well presented turn key Semi Detached Bungalow which is perfect throughout, we are advised by our vendor clients it is Freehold Title. A lovely position within this cul de sac, there is ample block paved parking and we are informed the garage was built 8 years ago.

Briefly laid out as follows, Entrance Hall with storage cupboard and access to stairwell, Lounge, fabulous fitted Kitchen, Conservatory with double opening doors to the rear Garden, Master Bedroom with fitted robes, four piece Bathroom Suite, small Landing and two double bedrooms with skylights.

Outside to the front is a large block paved driveway which can accommodate several vehicles, a single detached Garage which was built in 2016, the rear landscaped Garden is well fenced, mainly to lawn with stone patio and pathway, Summer House and side gate.

Please call Halton Kelly for further information and viewing arrangements.

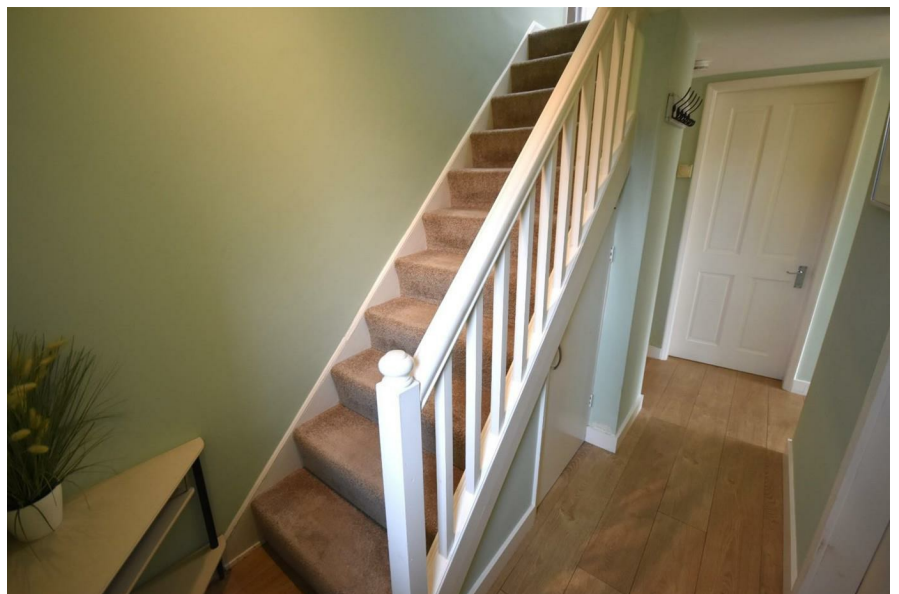
**ENTRANCE HALL**

An 'L' shaped Entrance Hall with storage cupboard which has plumbing for a washing machine and access to stairwell.



**STAIRWELL**

Under stair storage and access to two double bedrooms.





**LOUNGE**

14'4 x 12'0 (4.37m x 3.66m )

A delightful family Lounge with gas fire to surround and laminate wood floor.



**KITCHEN**

12'2 x 9'7 (3.71m x 2.92m )

Fitted with wall and base units, wood effect counter tops, concealed lighting, integral electric oven, hob and overhead extractor, space for fridge/freezer and dish washer and tiled flooring. Open access to Conservatory.

**CONSERVATORY**

7'7 x 9'7 max (2.31m x 2.92m max)

Open access from the Kitchen, tiled flooring and double opening doors to the rear garden.





**BEDROOM ONE (GROUND FLOOR)**

12'7 x 9'2 (3.84m x 2.79m )

Double bedroom with fitted robes.



**BATHROOM SUITE**

8'6 x 8'0 (2.59m x 2.44m)

White four piece bathroom suite with corner shower cubicle and wash basin with storage.



**BEDROOM TWO**

15'4 x 9'4 maximum (4.67m x 2.84m maximum )

Restricted head height. Double bedroom with twin Velux style windows.





**BEDROOM THREE**

15'4 x 9'0 (4.67m x 2.74m)

Restricted head height. Double Bedroom with twin Velux style windows and fitted storage.





**GARDEN**

Mainly to lawn with stone patio and pathway, Summer House and side gate.



**PATIO AREA**



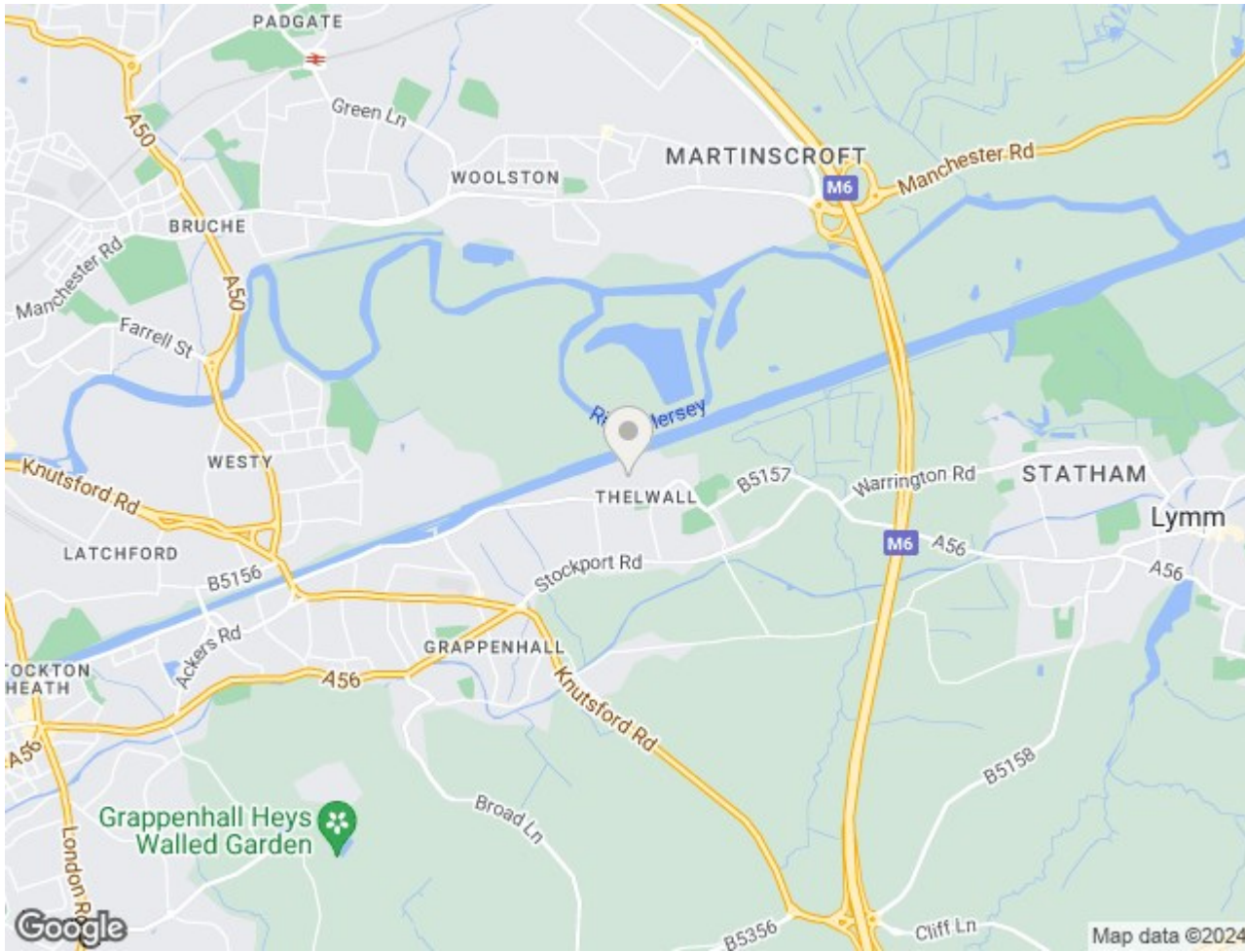
**SUMMER HOUSE**




**REAR ELEVATION**








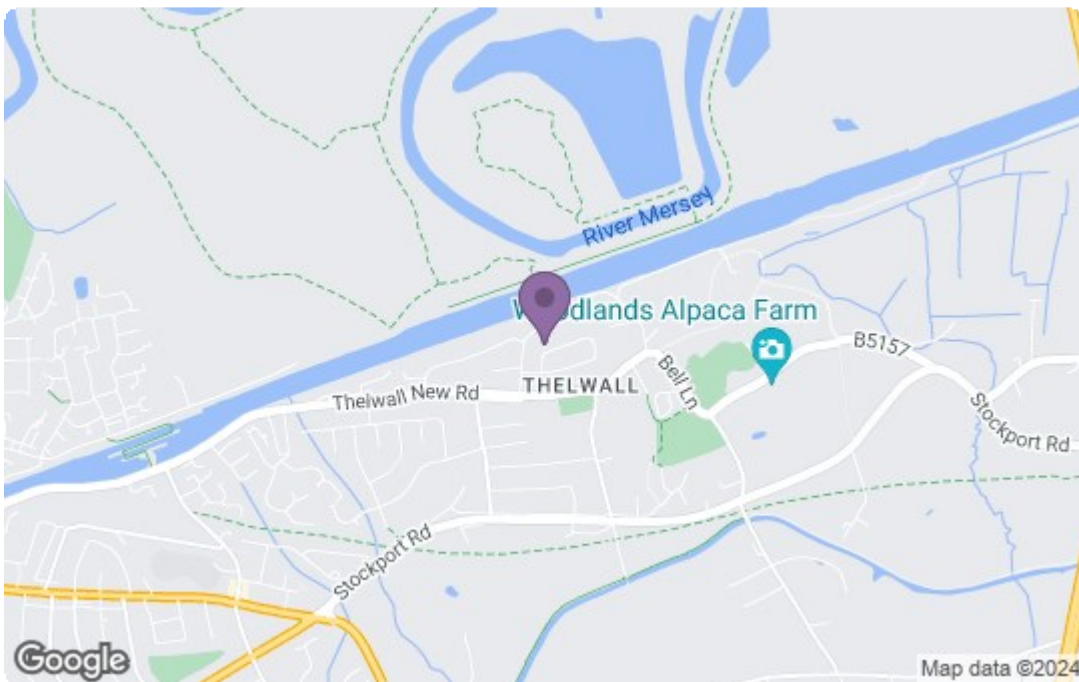
### Energy Efficiency Rating



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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(81-91) <b>B</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.