



88 Goldcliff Close
Callands, Warrington WA5 9EP

Offers Around
£389,950

DETACHED house, FOUR Bedrooms, IMMACULATE throughout, EN SUITE (Double Shower), FITTED robes, FABULOUS fitted Kitchen, FREEHOLD Title, GARAGE storage, UTILITY room, VACANT possession CONSIDERED.

Halton Kelly are delighted to offer for purchase this immaculately presented four Bedroom detached home in a very popular area of Callands. This turn key property, which we are advised is Freehold Title has four excellent bedrooms all with fitted robes and Family Bathroom, to the ground floor are two reception rooms, a fabulous fitted Kitchen with full range of integral appliances and separate Utility room which is accessed off the ground floor W.C. The Utility room incorporates the rear part of the garage and provides access to the Worcester boiler which we are advised is serviced annually, this leaves excellent storage space for motorbike/cycles etc and there is ample driveway parking. Close to local amenities, schools and motorway networks this is ideally located.

Briefly comprising Entrance Hall with under stair storage cupboard, ground floor W.C. leading to a separate Utility room and Worcester Boiler, Family Lounge situated at the rear of the property with double opening doors onto the garden, separate Dining Room, fabulous fully fitted Kitchen, Landing giving access to the part boarded loft with light via drop down ladders, Master Bedroom with fitted robes, En Suite with double shower cubicle, two further double Bedrooms, good sized single Bedroom and Family Bathroom.

Outside to the front is a small garden, driveway for ample parking with electric car charger leading to a storage garage, the rear garden is mainly to lawn with patio area.

This is ready to move in

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

ENTRANCE HALL

Composite door from open entrance porch, under stairs storage cupboard, wood laminate, Amtico style flooring and access to stairwell.



GROUND FLOOR W.C.

Fitted with a two piece suite and door to Utility room.



UTILITY ROOM

Base unit, plumbing for washing machine, space for tumble dryer, large double sink with shower/mixer tap, concertina door to Boiler which we are advised is serviced annually and chrome heated towel rail.

LOUNGE

15'2 x 14'10 (4.62m x 4.52m)

Attractive bay fronted family Lounge situated at the rear of the property, remote controlled gas fire to surround Amtico style flooring and double opening patio doors to the rear garden.



DINING ROOM

14'8 x 8'10 (4.47m x 2.69m)

Bay fronted Dining room/Reception room, Amtico style flooring, door to Hallway and double opening wooden doors to the Kitchen.



KITCHEN

15'10 x 8'9 (4.83m x 2.67m)

Fitted range of wall and base units, wall units have concealed lighting, integrated, dishwasher, fridge, freezer, microwave, electric oven separate grill, halogen hob with overhead extractor, tiled floor, 1.5 bowl drainer, ceiling spot lights, external door to rear garden and double opening doors to the Dining room.



LANDING

Spacious square shaped Landing giving access to a part boarded loft with light, via drop down ladders.



MASTER BEDROOM

12 x 11'10 (3.66m x 3.61m)

Double Bedroom with twin windows and integral double mirrored sliding robes.



EN SUITE

Fitted with a three piece suite, double rain shower cubicle, fitted medicine cabinet, wash basin with storage and ceiling spot lights.



BEDROOM TWO

10' 10 x 9 (3.05m 3.05m x 2.74m)

Double bedroom with integral double robes.



BEDROOM THREE

9'10 x 9 (3.00m x 2.74m)

Double Bedroom with integral mirrored sliding robes.



BEDROOM FOUR

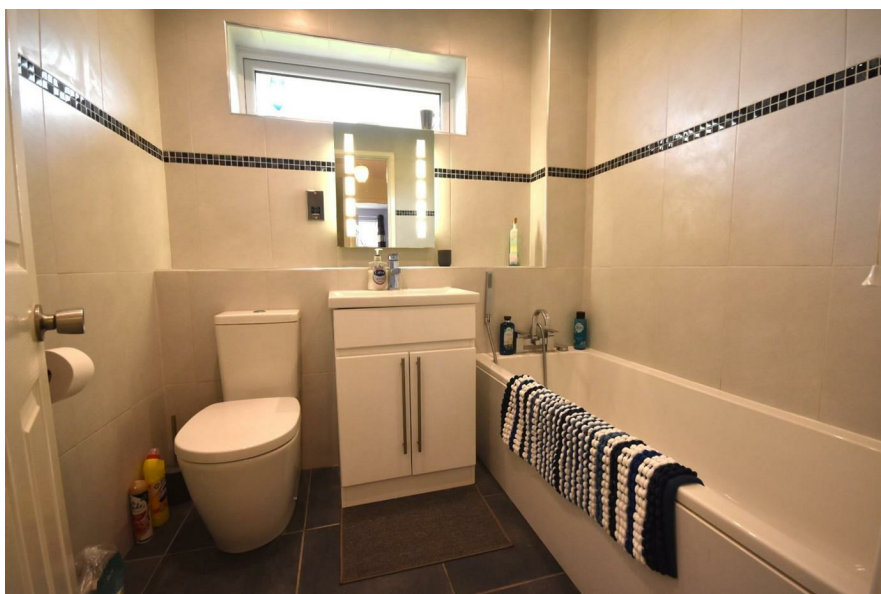
9'2 x 7'8 (2.79m x 2.34m)

Good sized single Bedroom with integral double robes.



FAMILY BATHROOM

Three piece suite, bath with shower attachment, wash basin with storage and ceiling spot lights.



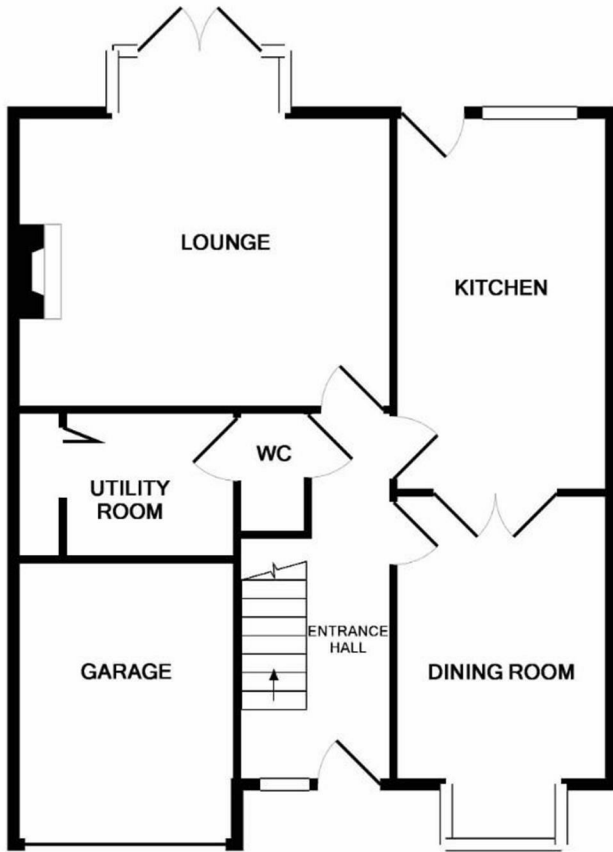
GARDEN

Well fenced rear garden, mainly to lawn, patio area, outside tap and side gate to the front of the property.

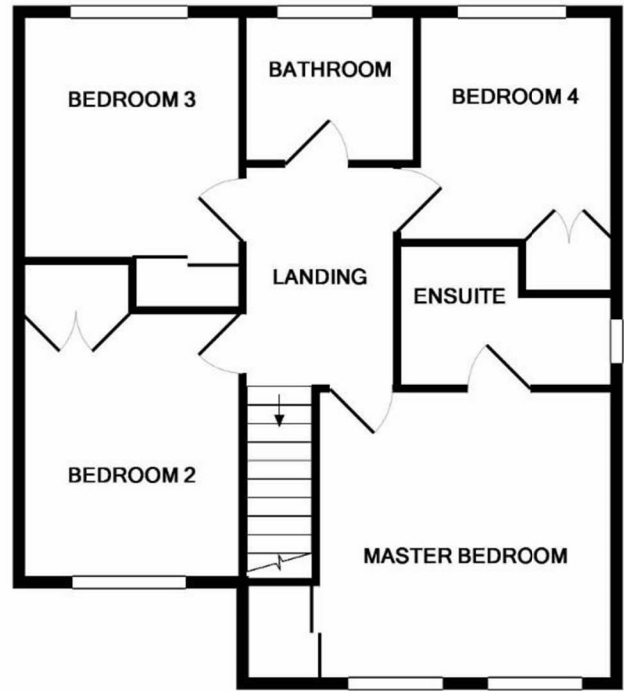


VIEW FROM PROPERTY





GROUND FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1290 SQ.FT. (119.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

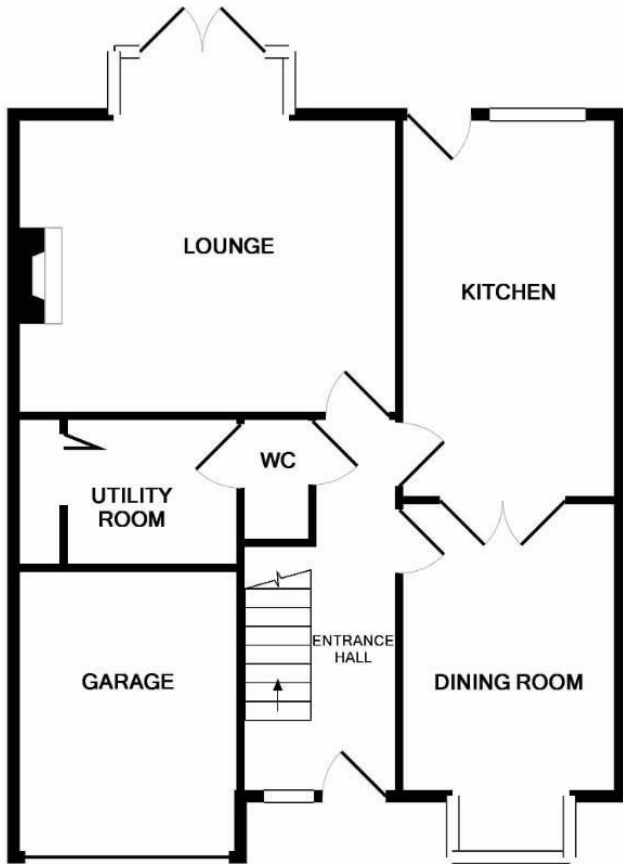
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

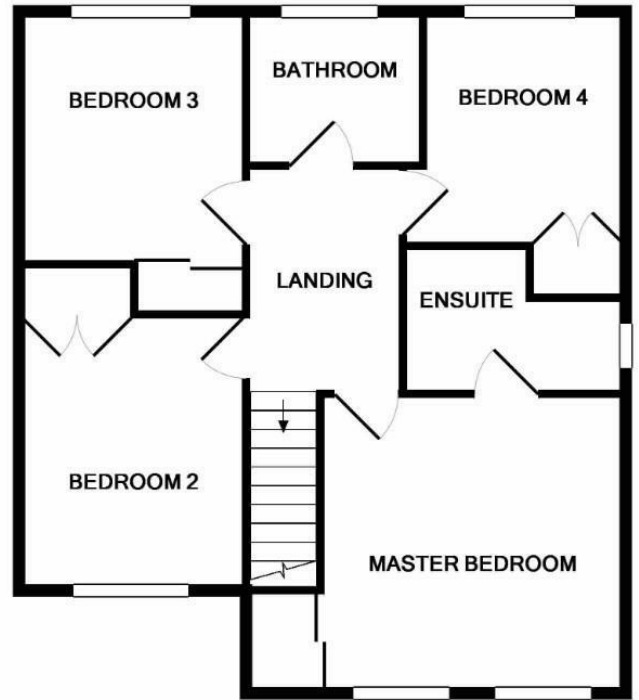
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC 



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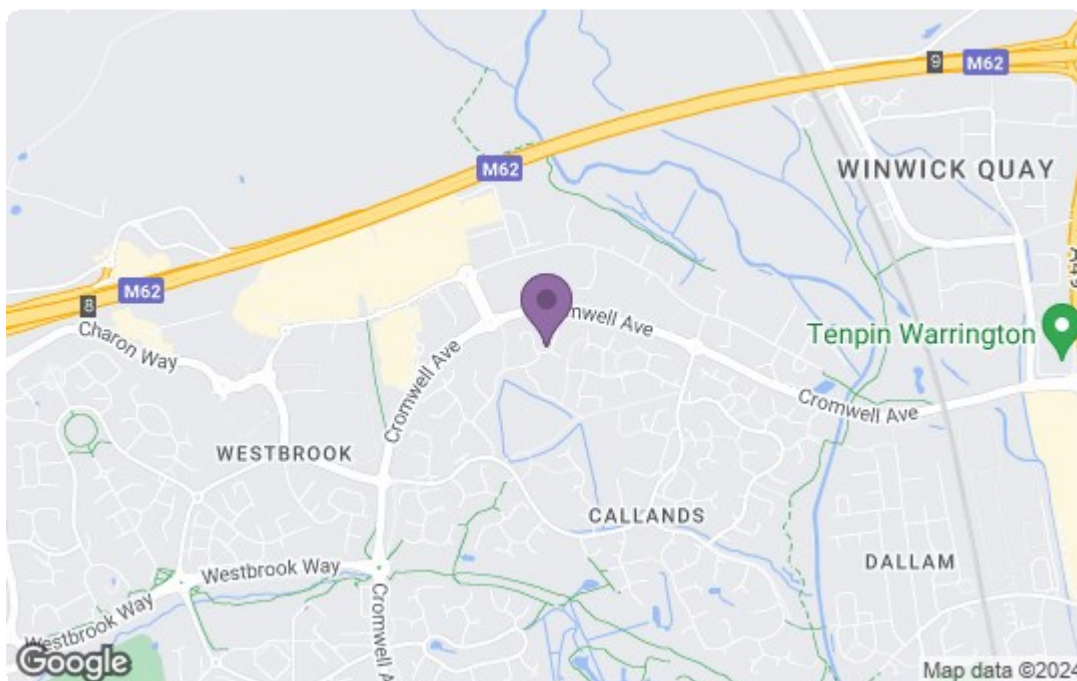


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Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B		69	
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested 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.