



19 Carmarthen Close
Callands, Warrington WA5 9UT

Offers Over
£395,000

DETACHED house, EXTENDED accommodation, FIVE bedrooms, EN SUITE, FREEHOLD Title, EXCELLENT plot, parking on TWO DRIVEWAYS, this is a PROJECT, requiring MODERNISATION, NO upward chain.

Halton Kelly are pleased to offer for purchase this extended family home which has five bedrooms and is a perfect project for the new owners to create their ideal home.

The property benefits from uPVC double glazing we are advised was replaced around 2 years ago along with the combi boiler, we are also advised by our vendors that it is Freehold Title. One of only 7 detached properties in this small cul de sac spur, the layout briefly comprises spacious Hallway Entrance with double door access to the Family Lounge and also to the garage conversion (left hand side) which is an ideal study or teenagers room, ground floor W.C., separate Dining Room and there is a vestibule recess between the Lounge and the Dining Room which could be used as storage, well proportioned Kitchen and under stairs storage cupboard, good sized 'L' shaped Landing, Master Bedroom with En suite, four further bedrooms and a Family Bathroom.

As can be seen from the photography this is ideal for modernisation to your own taste, an excellent plot along with two driveways one of which is block paved and leads to a double garage.

Please contact Halton Kelly for further details and accompanied viewings.

ENTRANCE HALL

Spacious through Hallway with double doors to left and right providing access to the two main Reception rooms.



GROUND FLOOR W.C

Two piece suite.



STUDY/TEENAGERS ROOM.

This is a garage conversion which has been very well done but would benefit from the central heater boiler being boxed in, along with the electric consumer unit.



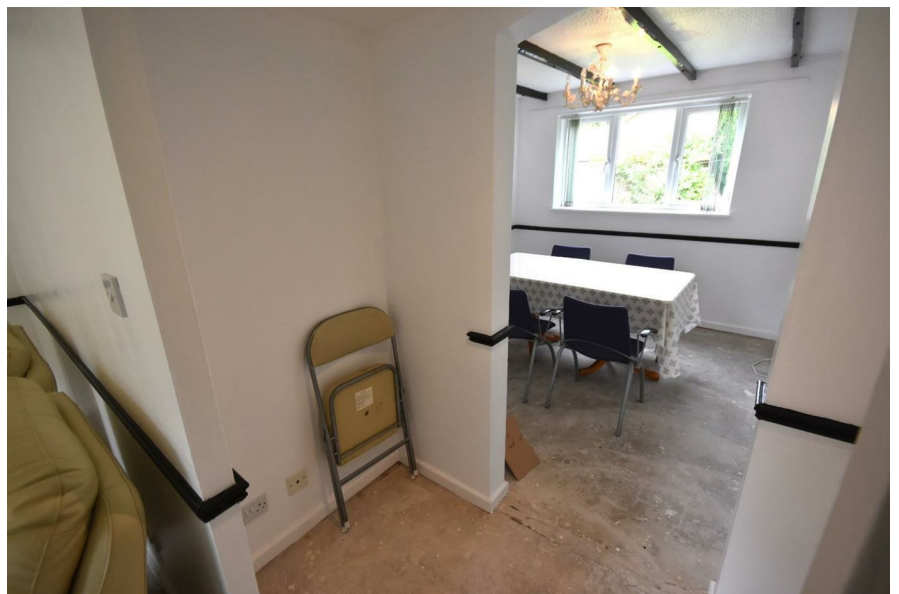
FAMILY LOUNGE

Bay fronted Family Lounge with gas fire to surround, vestibule rece



VESTIBULE RECESS

Providing access to the Dining Room at the rear.



DINING ROOM

Separate Dining Room.



KITCHEN

A spacious family Kitchen with an extensive range of wall and base units, integral cooking appliances, plumbing for washing machine, single drainer unit, under stairs storage and side external door.



LANDING

Spacious Landing with access to loft.



MASTER BEDROOM

Double bedroom situated at the front of the property, with sliding integral double wardrobes.



EN SUITE

Three piece shower suite.



BEDROOM TWO

Double bedroom situated at the rear of the property.



BEDROOM THREE

This is a long double bedroom with two windows overlooking the rear garden and fitted robes.



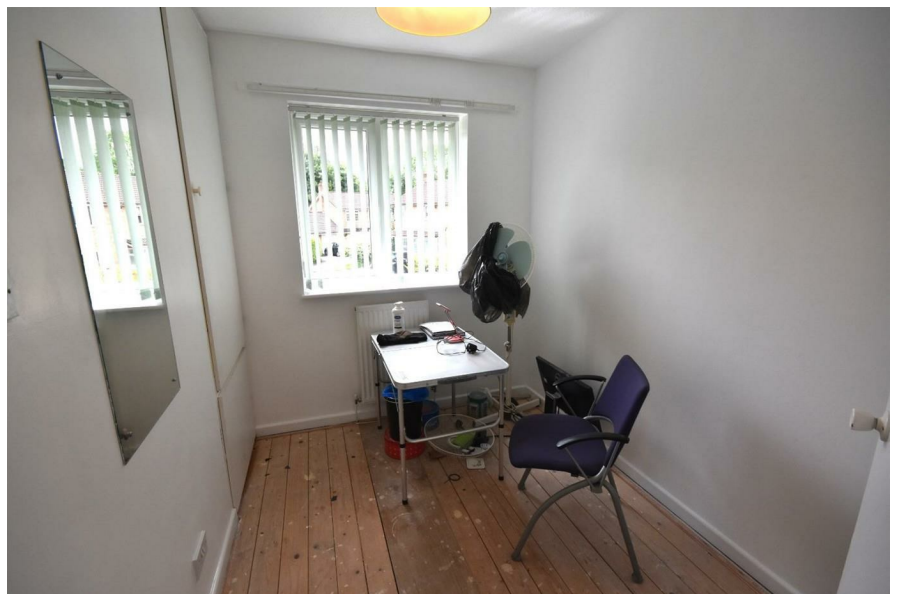
BEDROOM FOUR

Double bedroom at the front of the property.



BEDROOM FIVE

Single bedroom storage cupboards.



FAMILY BATHROOM SUITE

Three piece bath suite.



GARDEN

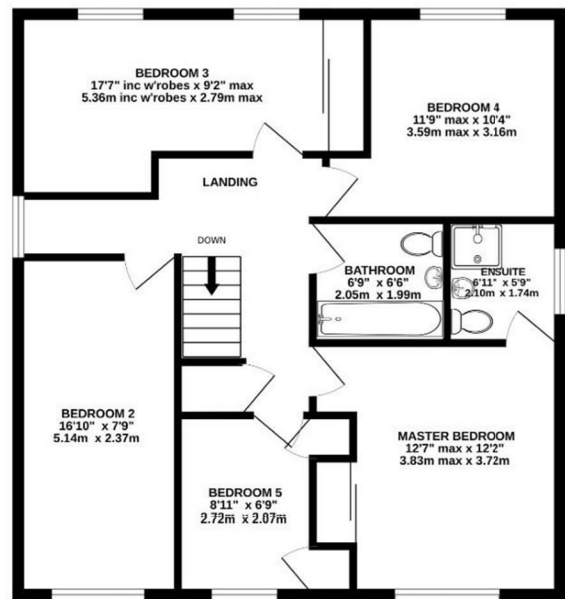
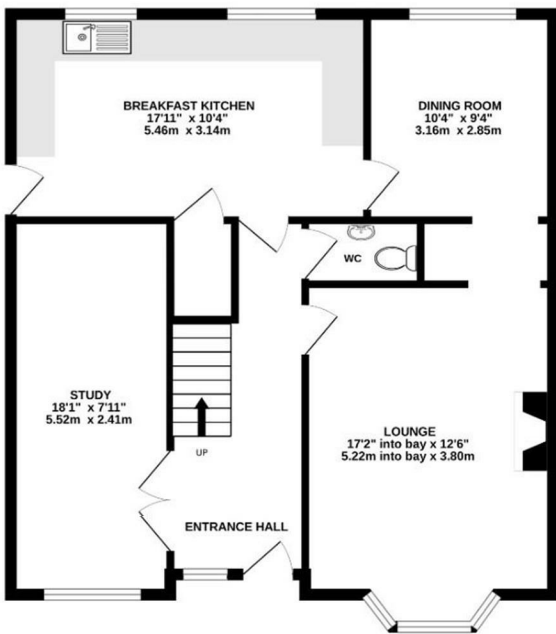
An excellent rear garden mainly laid to lawn, mature woodland to the side and flagged patio. The garden can be accessed via a path to both sides of the property, there is an attached double garage with blocked paved driveway and there is a second driveway which is tarmac.





GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.

1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.




TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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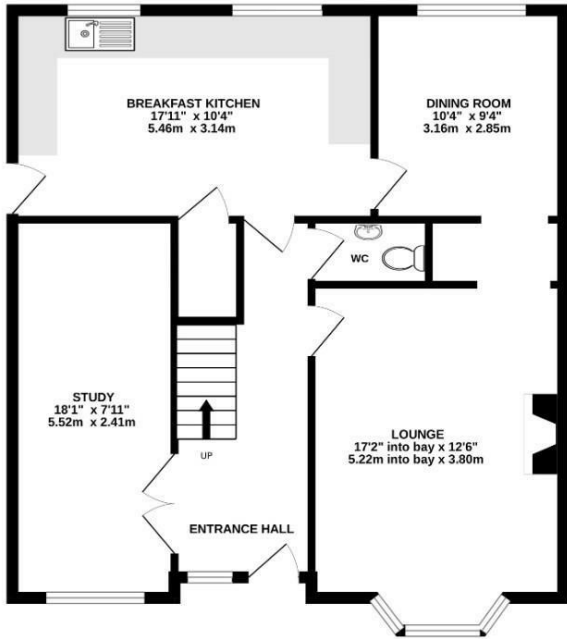
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales	EU Directive 2002/91/EC 	

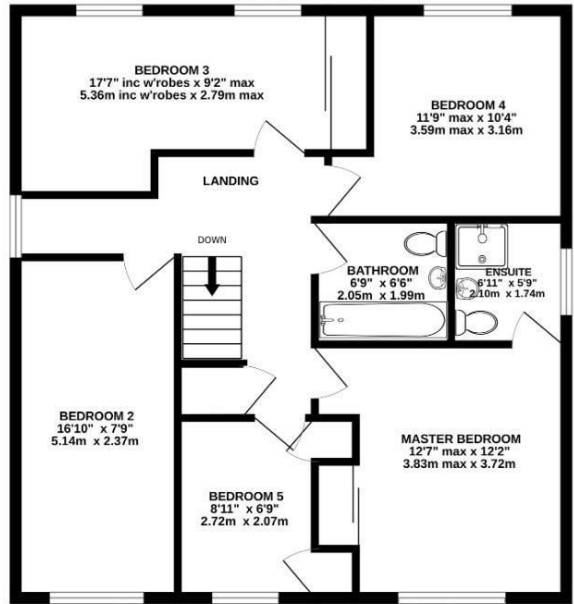
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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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.