



HALTON KELLY

INDEPENDENT PROPERTY SERVICES



41 Mossdale Close
Whittle Hall, Warrington WA5 3RZ

Offers Around
£425,000

FABULOUS detached home, LARGE rear extension, BESPOKE interior, FREEHOLD Title, SOLAR panels (18 months), TWO RECEPTION rooms, FOUR bedrooms, EN suite, OAK flooring/doors, VACANT POSSESSION considered.

Halton Kelly are delighted to offer for purchase this superbly appointed modern, four bedroom detached family home which has a large extension to the rear and has a wonderful bespoke interior of Oak doors and architraves, along with Oak flooring and Oak and glass stair case.

We are advised the property is Freehold Title and the Solar Panels were fitted around 18 months ago, together with the Plantation shutters and the rear garden has been professionally block paved providing a complete maintenance free environment.

Situated in this small cul de sac spur the accommodation comprises, Open Porch, through Entrance Hall, ground floor W.C., fitted Kitchen with separate Utility Room, open plan Lounge/Dining area with through Family Room that has bi fold patio doors, further Reception Room (currently used as a Study), Landing, Master Bedroom with En Suite, three further Bedrooms and a Family Bathroom.

To the outside the property has an elevated position, front garden is to lawn, drive parking, single garage with electric rolling door. This property is only offered for sale due to our clients moving out of the area and vacant possession will be considered. This truly is a spacious family home.

Please contact Halton Kelly for further information and accompanied viewings.

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ENTRANCE HALL

Solid Oak flooring which runs through to the Study, Lounge/Dining area through Family Room, doors, architraves and stair case with under stair storage.



GROUND FLOOR W.C.

Two piece suite.

**FAMILY ROOM**

15'2 x 11'11 (4.62m x 3.63m)

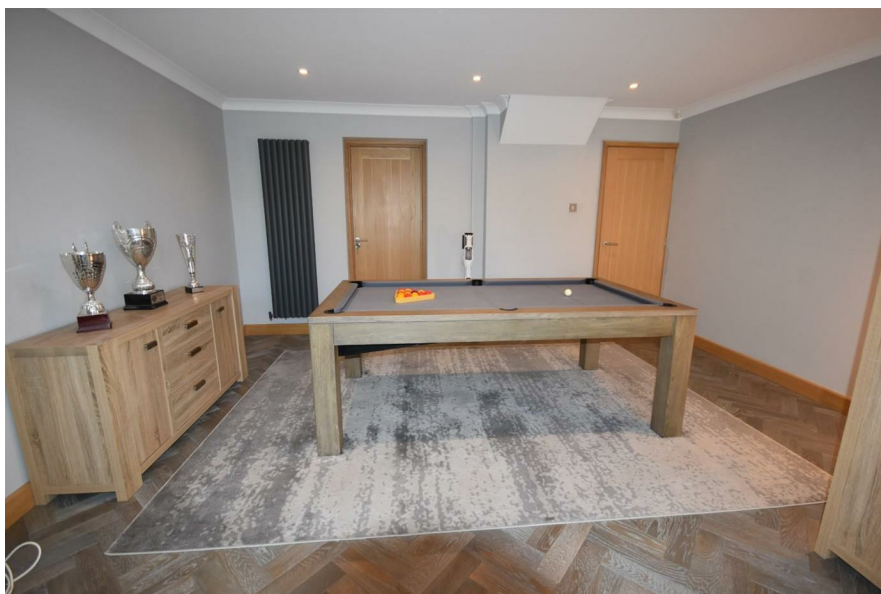
Stunning extended Family Room with bi folding doors opening out into the maintenance free, sun trap rear garden, solid Oak flooring, Plantation shutters, access to the Lounge/Dining Area and Garage.

**LOUNGE/DINING AREA**

15'10 x 11'7 (4.83m x 3.53m)

Solid Oak flooring and Oak Pool table with bespoke two piece hard cover to convert into a dining table (can remain if of interest) together with six chairs.



DINING AREA**STUDY**

11'2 x 9'10 (3.40m x 3.00m)

Separate reception room with solid Oak flooring and Plantation shutters, currently being used as a Study.

**KITCHEN**

12'10 x 9'10 (3.91m x 3.00m)

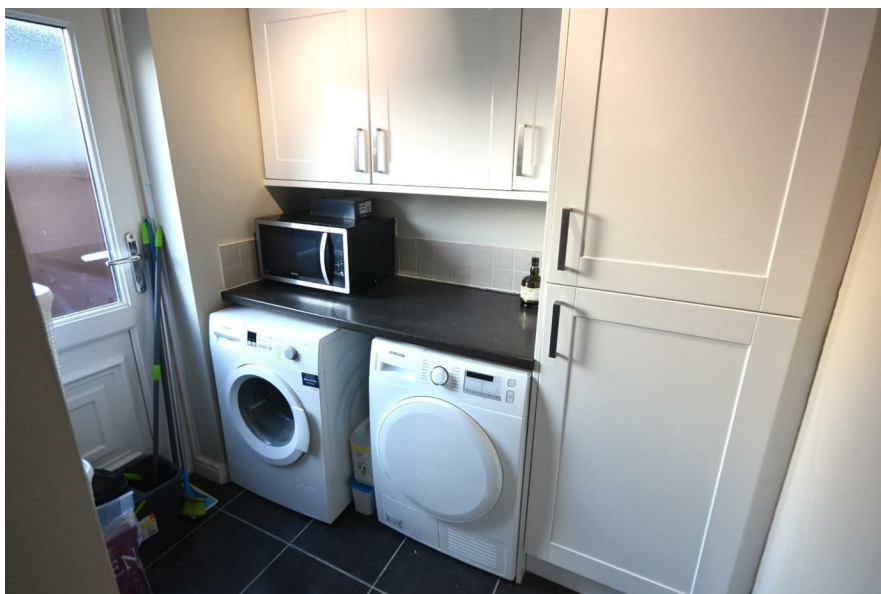
Fabulous fully fitted kitchen with wall and base units, concealed lighting, integral dishwasher, Zanussi double oven, four ring gas hob with overhead extractor, 1.5 bowl drainer, tiled flooring, part tiled walls, Plantation shutters and access to the Utility Room.



UTILITY ROOM

6'0 x 5'7 (1.83m x 1.70m)

Fitted with wall and base units, tiled flooring, plumbing for washing machine, space for dryer, integral fridge/freezer and external door to rear garden.



LANDING

Access to partially boarded loft with light via drop down ladder.

MASTER BEDROOM

10'3 x 9'10 (3.12m x 3.00m)

Double bedroom with integral robes and Planation shutters.



EN SUITE

Fully tiled with three piece shower suite and Plantation shutters.



BEDROOM TWO

12'4 max x 9'1 (3.76m max x 2.77m)

Bay fronted double bedroom with integral robes and Plantation shutters.

BEDROOM THREE

9'10 x 9'0 (3.00m x 2.74m)

Double bedroom with Plantation shutters.

BEDROOM FOUR

10'10 x 9'0 (3.30m x 2.74m)

Large single bedroom with Plantation shutters, currently used as a storage room for pending move.

FAMILY BATHROOM

Three piece bath suite with Plantation shutters.



GARDEN

Maintenance free fully blocked paved rear garden with brick flower beds, outside tap and side gate.



GARAGE

19'0 x 8'6 (5.79m x 2.59m)

Electric rolling door, 2.5 year old boiler and access to solar panels hub.

VIEW FROM PROPERTY

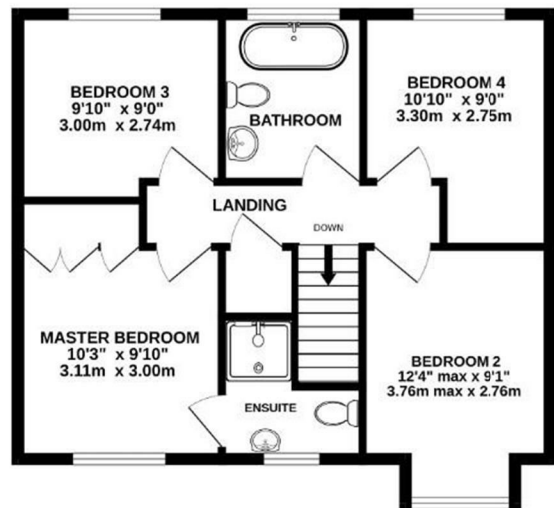
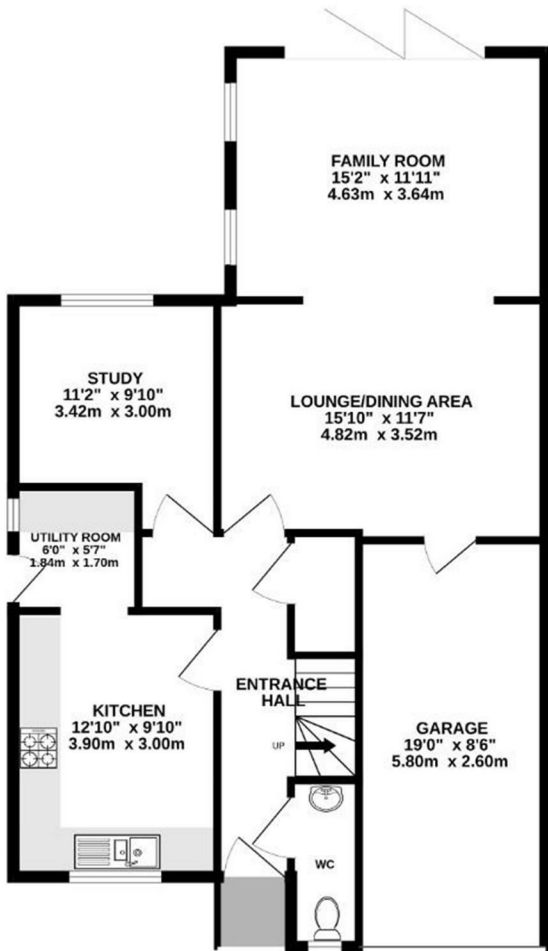


REAR ELEVATION



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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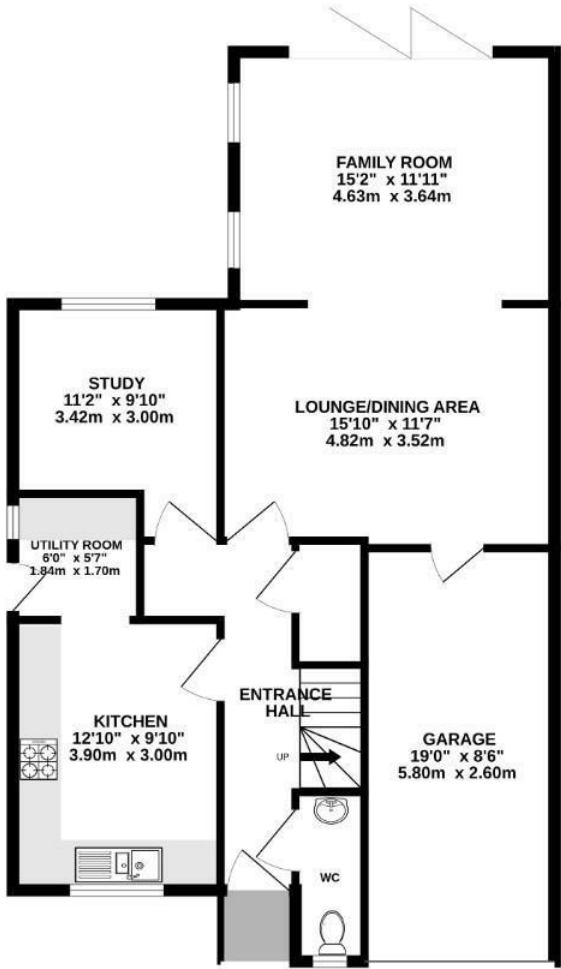
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(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	

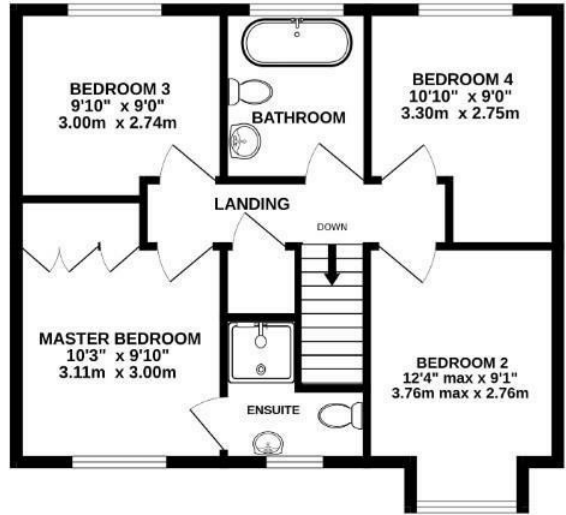
Environmental Impact (CO₂) Rating

	Current	Potential
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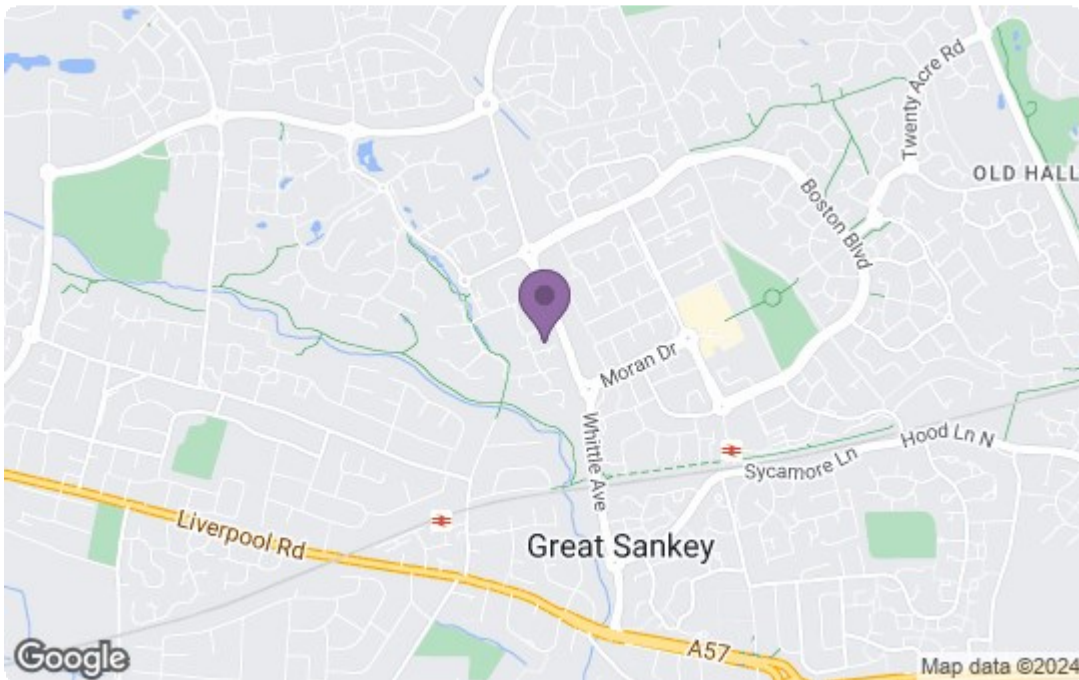


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for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