



20 Station Road
Gt Sankey, Warrington WA5 3DS

Offers Around
£315,000

Spacious VICTORIAN Terrace, FOUR Bedrooms, LEASEHOLD Title 999 years, uPVC Double Glazed, TWO Reception Rooms, OPEN PLAN Kitchen/Diner, Rear GARDEN, Off road PARKING, close to amenities, VIEWING RECOMMENDED.

Halton Kelly are delighted to offer for purchase this spacious Victorian Terrace which we are advised is Leasehold Title and offers four Bedrooms, two Reception rooms, a large Kitchen/Diner some 20'00 in length, Utility room, the large through Hallway gives access to the stair well and split level Landing. The property would benefit from modernisation but boasts plenty of character!

Briefly comprising Vestibule, Hallway, front and rear Reception rooms, excellent sized Kitchen/Dining area, Utility room, split level Landing, four Bedrooms and a Shower Suite.

Outside to the front is off road parking and the rear garden is not directly overlooked. We are advised the rear of the property was rendered September 2022.

Please call Halton Kelly for further information and accompanied viewings.

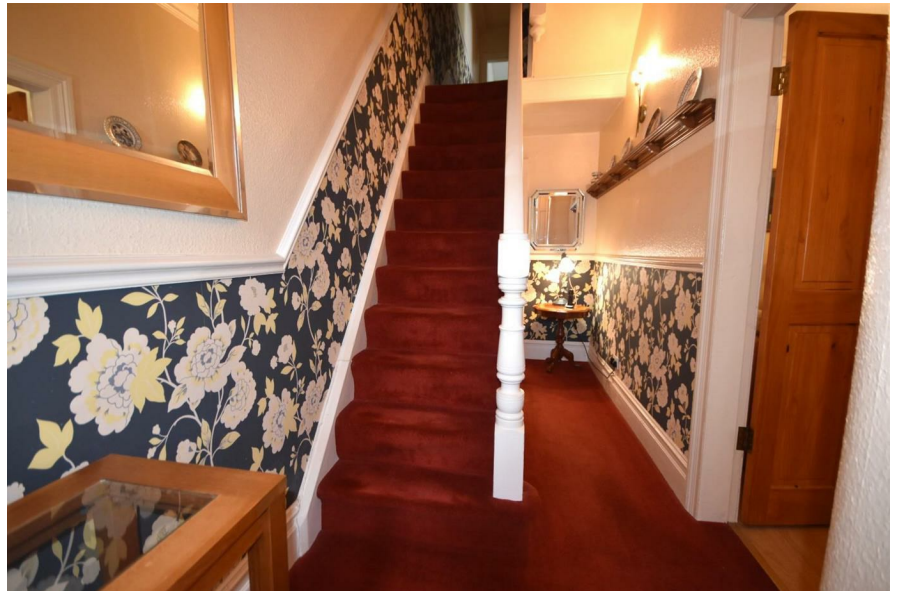
VESTIBULE

Access to through Hallway.



HALLWAY

Spacious Hallway with access to stair well.



FRONT LOUNGE

18' x 16'4 (5.49m x 4.98m)

Bay fronted Lounge with gas fire to surround.



REAR LOUNGE

14'9 x 14'4 (4.50m x 4.37m)

Electric fire to surround.



KITCHEN/DINING AREA

25'6 x 15'3 (7.77m x 4.65m)

An excellent sized Kitchen/Dining area with fitted wall and base units. 1.5 bowl drainer, plumbing for washing machine, five ring gas hob with overhead extractor, double oven, space for a free standing fridge/freezer, Baxi combi boiler which we are advised is 5 years old and serviced annually, Quarry tiles in Kitchen area and external door to Utility room.



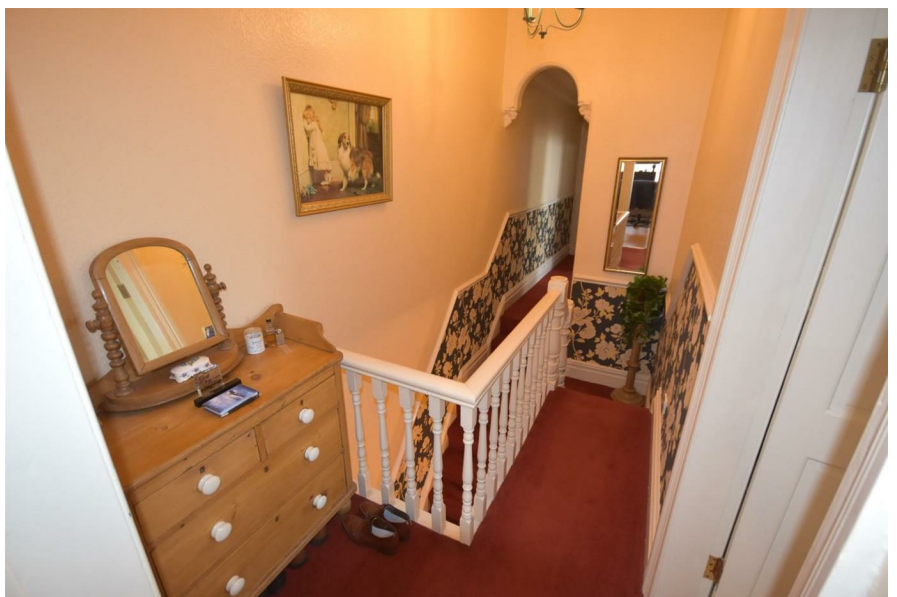
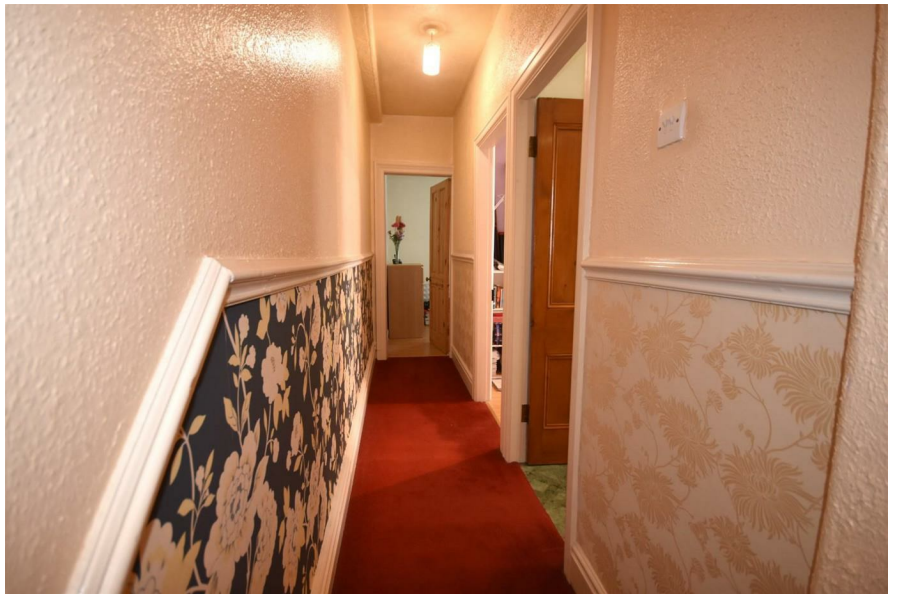
UTILITY ROOM

Quarry tiles, space for a tumble dryer and external door to rear Garden.



SPLIT LEVEL LANDING

Split level Landing.



BEDROOM ONE

14'3 x 14'7 (4.34m x 4.45m)

Double bedroom with fitted robes.



STUDY

14'7 x 8'4 (4.45m x 2.54m)

A good sized room providing access to Bedroom Two, (could be used as a Dressing Room).



BEDROOM TWO

14'7 x 13'1 (4.45m x 3.99m)

Double bedroom, (accessed from the study).



BEDROOM THREE

14'7 x 10'3 (4.45m x 3.12m)

A good sized single bedroom to the rear of the property.



BEDROOM FOUR

11'9 x 8'0 (3.58m x 2.44m)

Single Bedroom to the rear of the property.



SHOWER SUITE

11'9 x 5'9 (3.58m x 1.75m)

Three piece shower suite and access to part boarded loft.

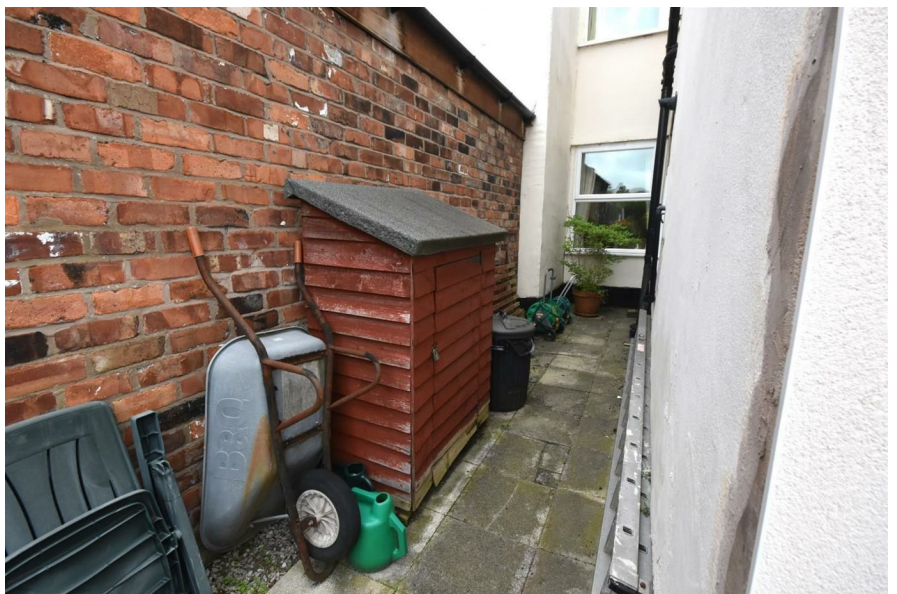


GARDEN

Brick walled boundary, patio terracing, timber storage shed, side storage area, not overlooked, outside tap, pond feature and gate to driveway with double gates.



SIDE STORAGE AREA



ACCESS TO REAR DRIVE

From the bottom right hand side of the garden, access to the rear driveway.



REAR DRIVE

Access from Park Road.





Energy Efficiency Rating

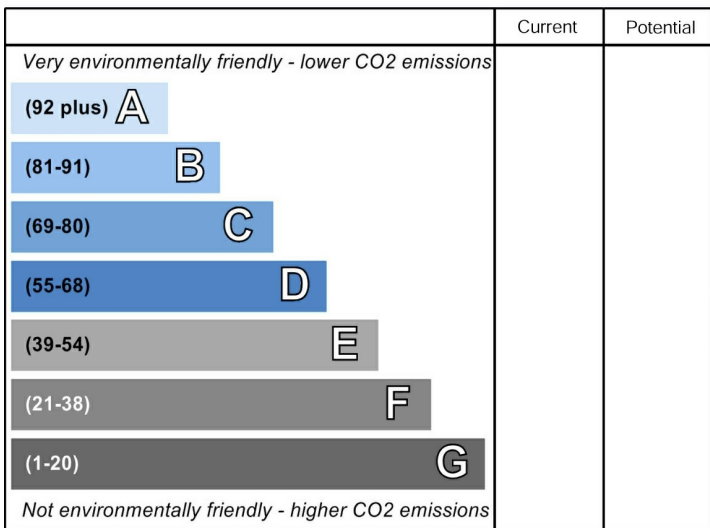
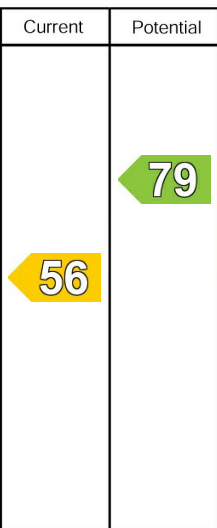
| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |

England & Wales EU Directive 2002/91/EC 





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 79 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
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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.