



22 Airedale Close
Whittle Hall, Warrington WA5 3DJ

Offers Around
£429,950

DETACHED House, FOUR Bedrooms, EXTENDED accommodation, FREEHOLD Title, STUNNING Master Suite, excellent CORNER plot, BESPOKE interior, DINING/FAMILY Room, Plantation Shutters, MOTIVATED Vendors.

Halton Kelly are pleased to receive instructions to market this beautifully presented four bedroom detached family home which has been extended by our clients to increase the original accommodation by around 50%. We are advised this is Freehold Title and our clients have only placed their home on the market due to a move out of the area and have seen a property available with no upward chain.

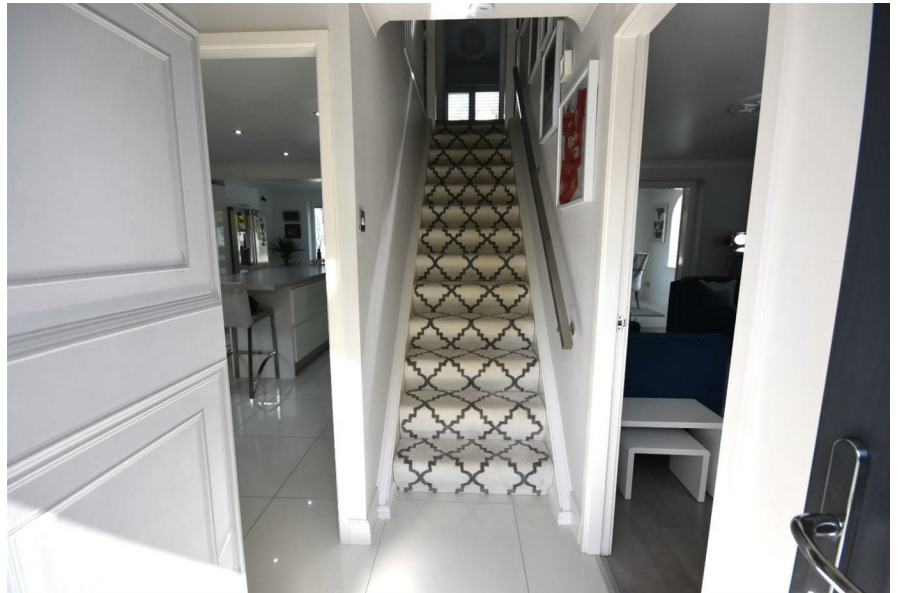
Briefly laid out as follows, Entrance Hall with ground floor W.C., bay fronted Lounge with double doors opening through to an open plan Family/Dining area that has patio doors to the garden, a fabulous fully fitted Kitchen including a long central Island and side dining seating area along with patio doors, the Kitchen also has separate access through to the Lounge and side under stairs storage, Landing, a stunning Master Bedroom with a delightful En Suite, see photography, two further double Bedrooms, a large single Bedroom and a bespoke Family Shower Suite.

Outside the rear garden has a full width granite effect patio, artificial grass, side storage area with gate access to the front garden, long driveway parking in addition to a drive in front of a single attached garage with electric door. Do not miss this, a truly exceptional home.

Please call Halton Kelly for further details and accompanied viewings.

ENTRANCE HALL

Tiled flooring.



GROUND FLOOR W.C.

Two piece suite.



LOUNGE

17'3 x 10'8 (5.26m x 3.25m)

Bay fronted Lounge, gas fire to surround with down lights.



KITCHEN

15'10 x 15'5 (4.83m x 4.70m)

An absolutely stunning Kitchen fitted with wall and base units, a large central island, four ring Induction hob with overhead extractor, double electric oven, integral dishwasher, 1.5 bowl drainer, ample storage space, plumbing for washing machine, space for free standing fridge/freezer, Worcester boiler (which we are advised is serviced annually) ceiling spot lights and open access into the Family/Dining room.



FAMILY/DINING ROOM

26'4 x 9'3 (8.03m x 2.82m)

Porcelanosa style flooring, feature arch window and double opening doors to the rear garden.



FAMILY SPACE



DINING AREA



LANDING

Access to partially boarded loft.

MASTER BEDROOM

14'5 x 9'1 (4.39m x 2.77m)

Double Bedroom with feature panelled effect wall and opening up into the stunning four piece En suite.



EN SUITE

11'6 x 9'1 (3.51m x 2.77m)

Spacious four piece En suite with dual shelving recess, double walk-in rain shower with separate attachment, chrome wall radiator, sensor illuminated mirror and ceiling spot lights.



BEDROOM TWO

17'2 x 7'7 (5.23m x 2.31m)

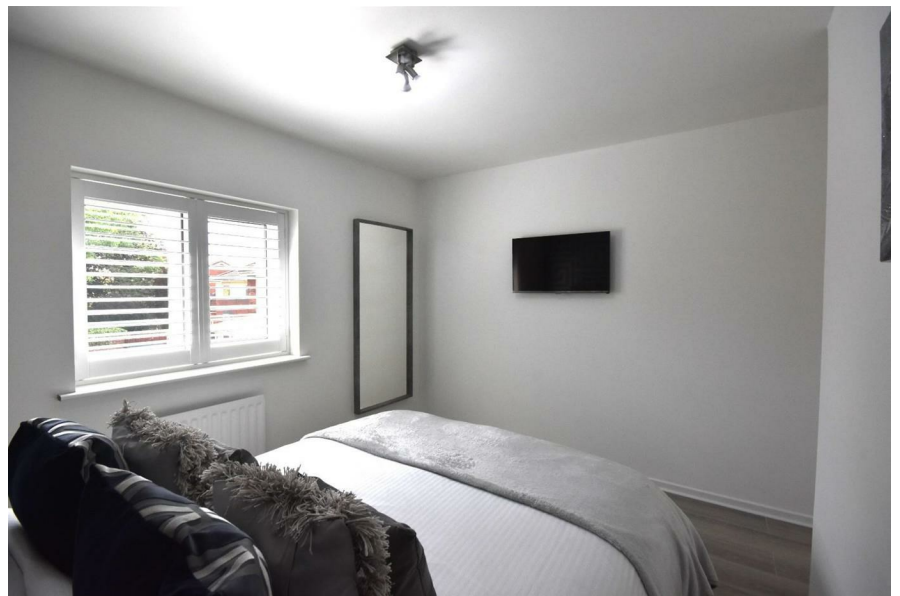
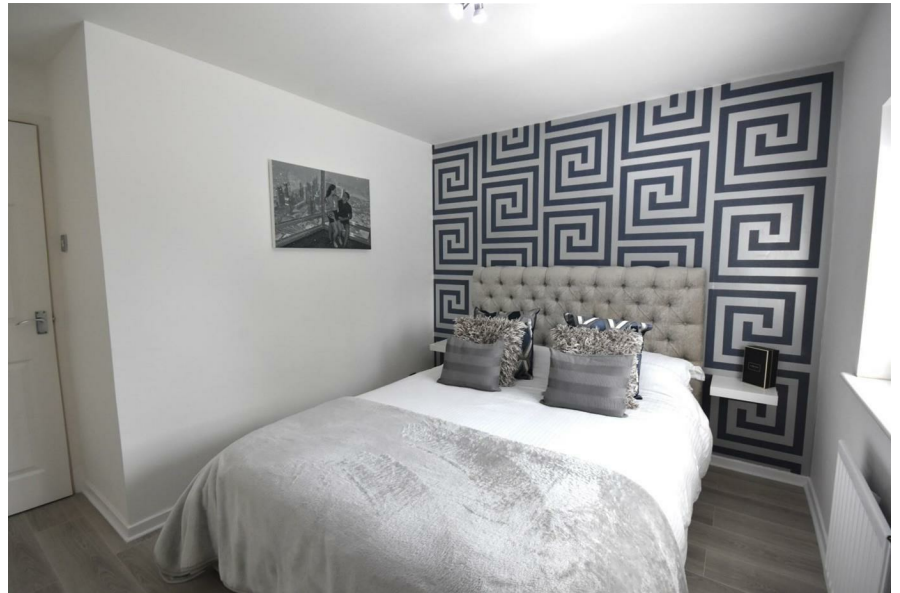
Long double Bedroom to the rear elevation.



BEDROOM THREE

11'1 x 10'8 (3.38m x 3.25m)

Double Bedroom to the front elevation.



BEDROOM FOUR

9'9 x 9'1 (2.97m x 2.77m)

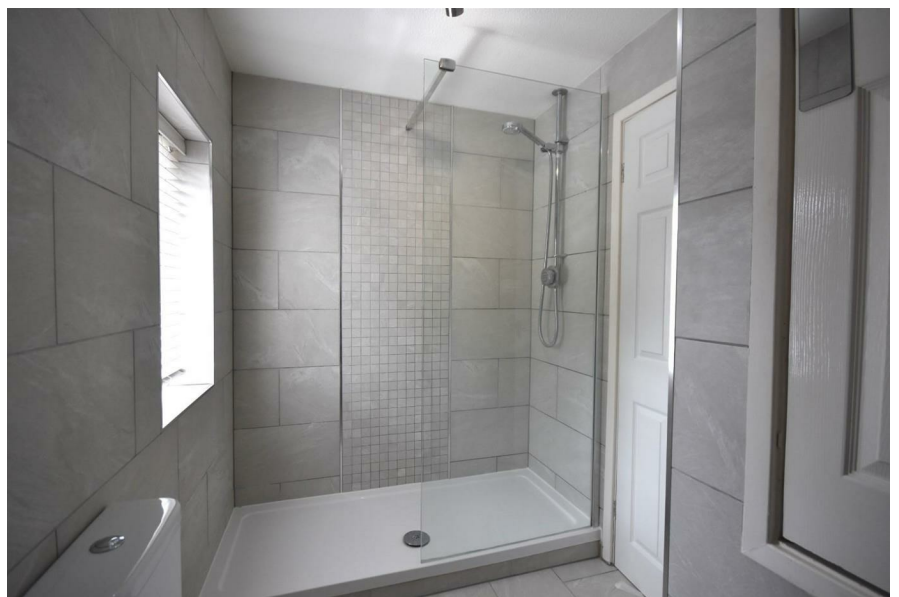
Large single Bedroom to the rear elevation.



FAMILY SHOWER SUITE

8'2 x 5'9 (2.49m x 1.75m)

Fully tiled three piece suite with open shower and access to over stairs storage cupboard housing tank for boiler.



GARDEN

Maintenance free garden with full width porcelain tile patio, artificial lawn, side gate to the front of the property.



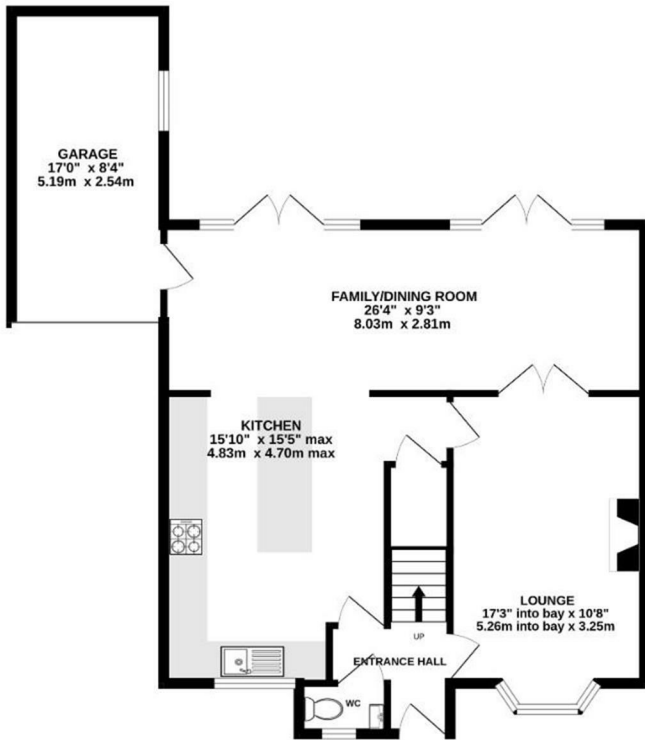
SIDE STORAGE AREA



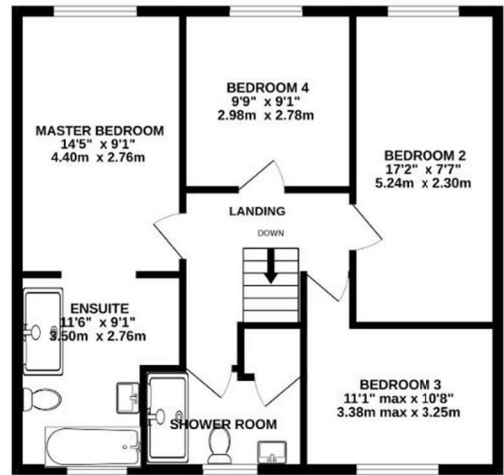
REAR ELEVATION



GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.0 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		
	75	84

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

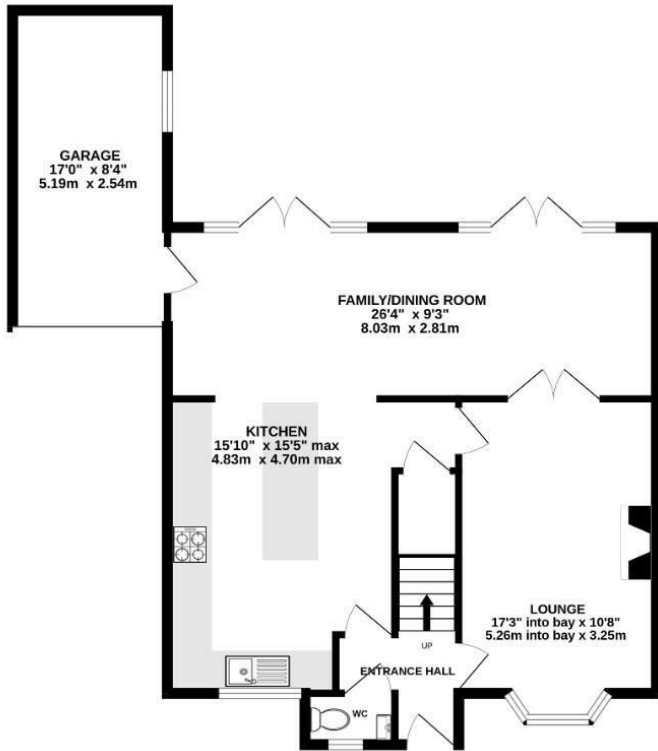
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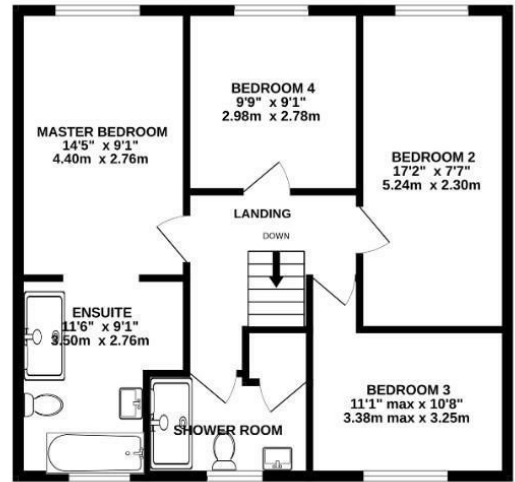
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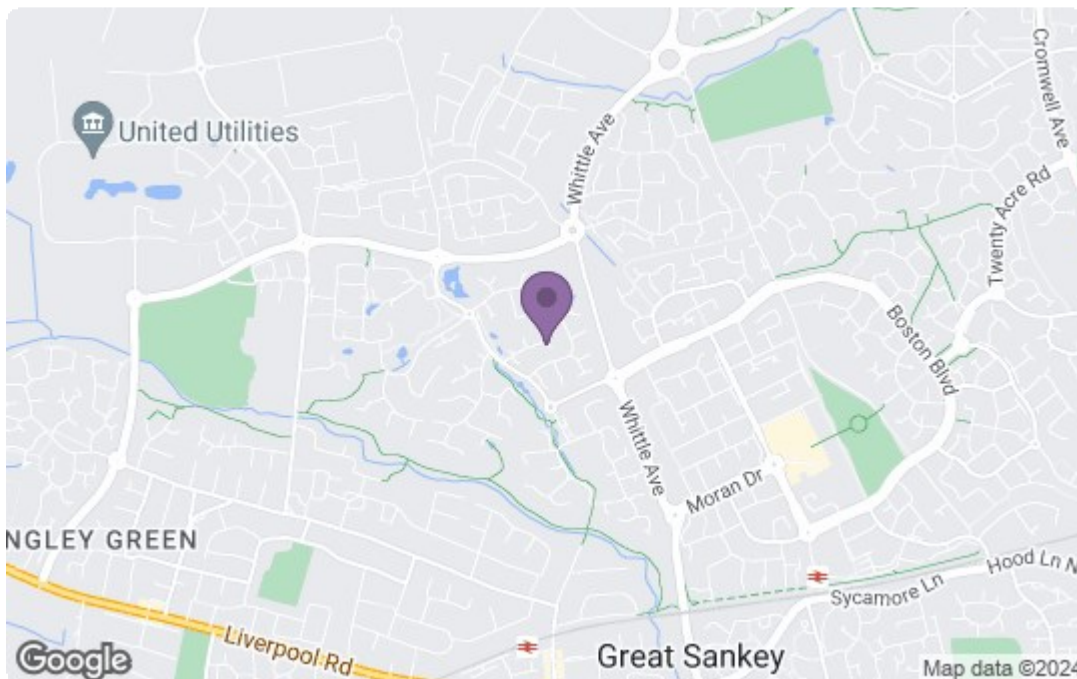


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for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