



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



12 Tucana Close
Westbrook, Warrington WA5 8AA

Offers Over
£430,000

BLOOR DETACHED home, SHOW HOME interior, FOUR Bedrooms, FOUR PIECE Bathroom suite, EN SUITE facilities, VACANT POSSESSION, FREEHOLD Title, Single GARAGE, OPEN PLAN Kitchen, Separate RECEPTION room.

Halton Kelly are delighted to offer for purchase this stunning detached property which was constructed by Bloor Homes and purchased from new by our clients around 6 years ago, we are advised it is Freehold Title and the interior is presented to a Show Home standard throughout. Only offered for sale due to our vendors moving out of the area, this property offers excellent living accommodation with open plan Kitchen/Dining area, a separate Reception room and a stunning maintenance free sun trap rear garden.

The owners have added many bespoke features, including inset down lighting to the front eaves, the property is located at the end of this cul de sac and is within easy walking distance of Gemini and the Westbrook Centre along with access to motorway networks.

Briefly comprising Entrance Hall with bespoke clever shoe storage and separate Cloaks cupboard, ground floor W.C., separate Reception Room, Family Lounge, open plan through Kitchen/Dining area and there are also double doors providing access to an enclosed Utility space, Landing with bespoke linen closet, Master Bedroom fitted with extra deep robes (comprising the over stairs storage area) and En Suite, two further double Bedrooms, single Bedroom and a four piece Family Bathroom.

Outside to the front is a well kept garden with a private hedge boundary, a rain safe outdoor electric socket to the front of the property, driveway for several vehicles leading to a longer than standard single garage (please note there is plumbing to the rear of the garage), electric power points, recently fitted spotlights, bespoke shelving and as previously mentioned the stunning sun trap rear garden.

Please call Halton Kelly for further information and viewing arrangements.

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ENTRANCE HALL

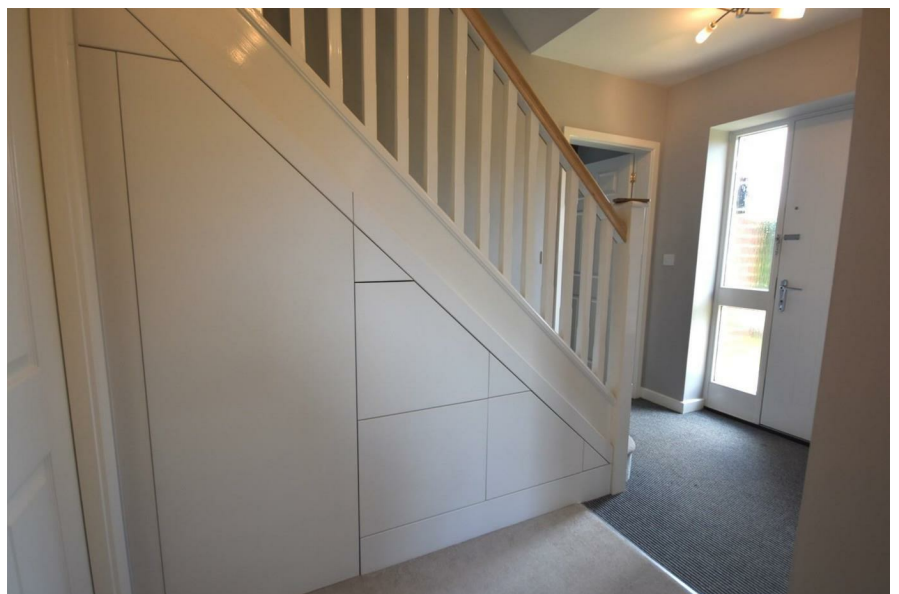
Access to stairwell and bespoke integral clever shoe storage.



SEPARATE CLOAKS CUPBOARD

A bespoke cupboard giving excellent further storage.

BESPOKE CLEVER SHOE STORAGE



GROUND FLOOR W.C.

Two piece W.C., suite.



RECEPTION ROOM

7' x 8'6 (2.13m x 2.59m)

A separate Reception room, currently being used as a Study but can be used as a further Bedroom.



FAMILY LOUNGE

17'3 x 11'8 (5.26m x 3.56m)

A bright family room with media wall which includes inset shelving with down lights.



**OPEN PLAN 'L' SHAPED
KITCHEN/DINING AREA**

25'6 x 14'9 maximum (7.77m x 4.50m
maximum)



BREAKFAST KITCHEN

14'9 x 10'8 (4.50m x 3.25m)

Fitted with wall and base units, 1.5 bowl drainer, integral fridge/freezer and dishwasher, four ring electric hob with overhead extractor, electric oven and separate grill, central island/breakfast bar with storage and granite worktops. There are also double opening doors to a Utility space.

**UTILITY SPACE**

Wall unit, counter space and plumbing for washing machine.



DINING AREA

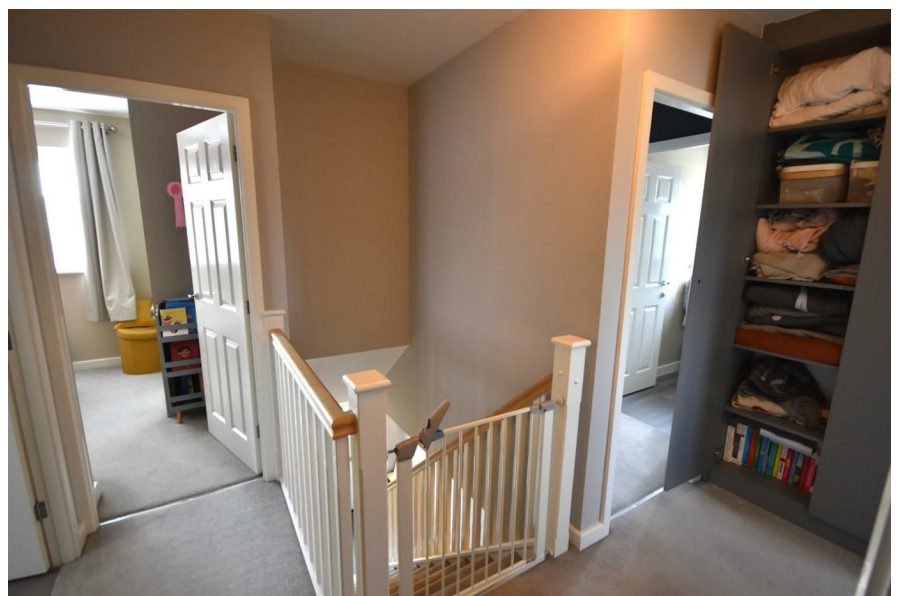
15'3 x 8'9 (4.65m x 2.67m)

Dual Velux style window and double opening doors to the rear garden.



LANDING

Access to partially boarded loft via drop down ladder, storage cupboard and bespoke integral linen closet.



MASTER BEDROOM

14'7 x 9'9 (4.45m x 2.97m)

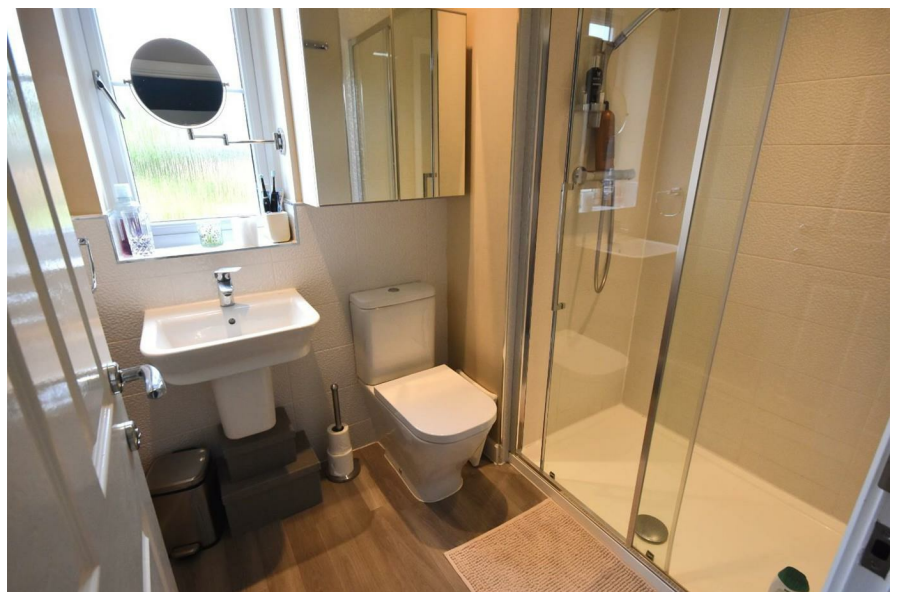
A dual aspect double Bedroom to the front elevation with extra deep sliding integral robes.



EN SUITE

12'6 x 5'9 (3.81m x 1.75m)

Three piece shower suite, part tiled and large shower cubicle with sliding door and ceiling spotlights.



BEDROOM TWO

11'8 x 8'6 (3.56m x 2.59m)

Double Bedroom to the front elevation with fitted mirrored sliding robes and feature wall panelling.



BEDROOM THREE

9'5 x 9'3 (2.87m x 2.82m)

Dual aspect double Bedroom to rear elevation with fitted double robes.



BEDROOM FOUR

9'4 x 6'3 (2.84m x 1.91m)

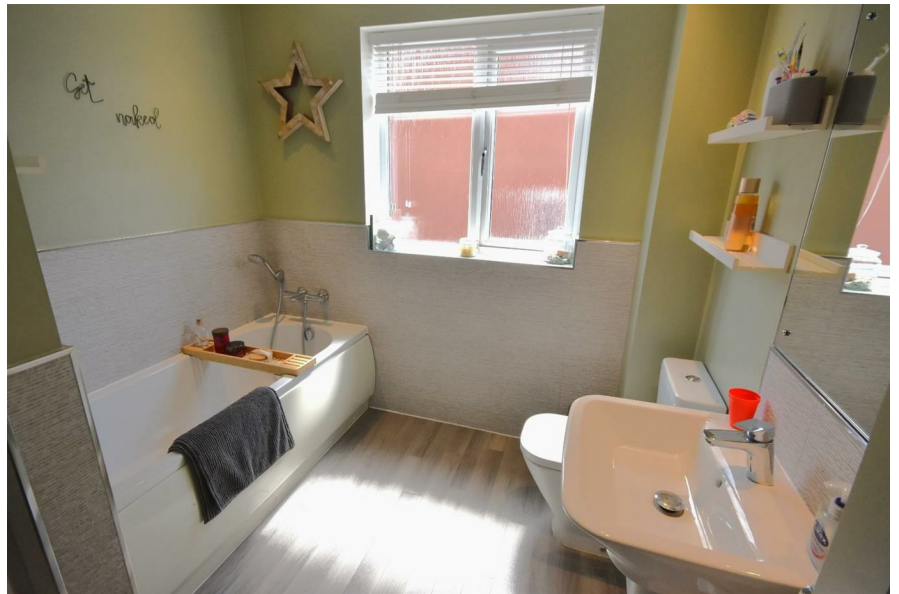
Single Bedroom to the rear elevation with free standing robes (may be included).



FAMILY BATHROOM SUITE

8'8 x 7'8 (2.64m x 2.34m)

Four piece Bathroom Suite with separate shower cubicle.



GARDEN

An absolutely stunning sun trap rear garden, well fenced, artificial lawn with patio area and surround pathway, raised beds with aggregate, outside tap, side gate and further storage behind the single garage.



PATIO



GARAGE

Around 7' longer than a standard garage, full electrics, recently fitted spot lights and bespoke shelving.

REAR ELEVATION



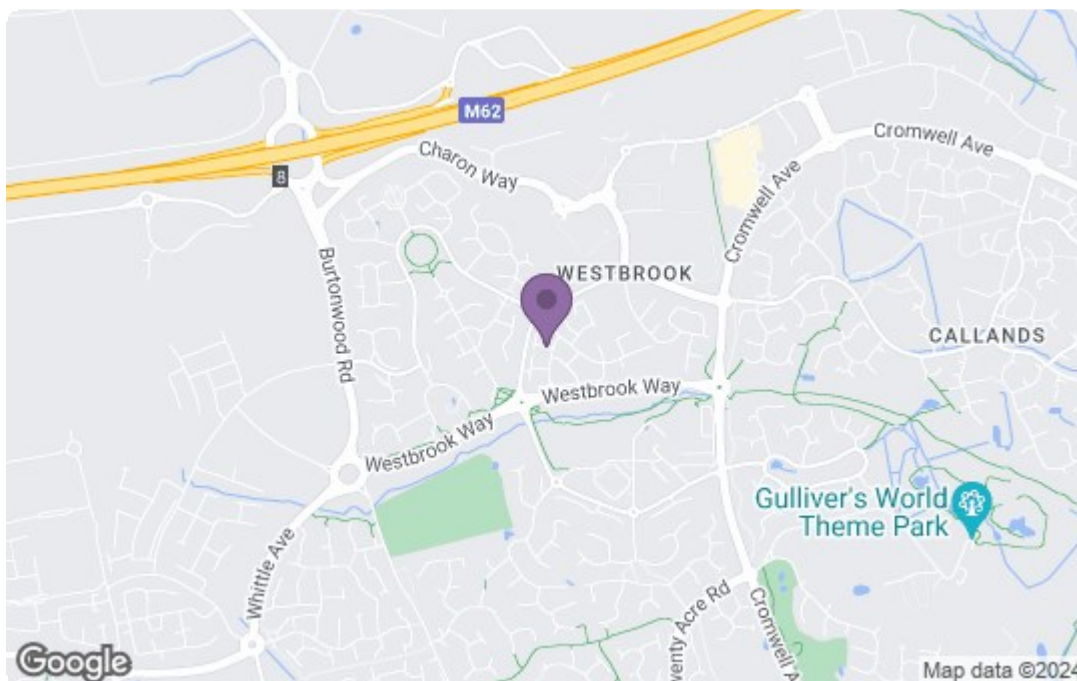


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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
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.