



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



27 Whittle Hall Lane
Gt Sankey, Warrington WA5 3DN

Offers Around
£524,000

AN EXCEPTIONAL family home, DETACHED bungalow, FOUR bedrooms, FREEHOLD Title, APPROXIMATELY 1/3 of an acre, 20 X 20 FAMILY lounge, SEPARATE utility room, TURN KEY property, BI-FOLD doors, NEW FITTED radiators and UPVC double glazing windows.

Halton Kelly are delighted to offer for purchase this True Bungalow (we are advised it is Freehold Title) tucked away on an exceptional large plot which we understand is just under a 1/3 of an acre in size and as can be seen from photography there is total privacy to the rear along a woodland boundary.

Purchased around six years ago, our clients have vastly improved the property throughout with updated electrical wiring, ceiling spotlights along with new radiators throughout and replacement guttering, downspout and fascias. This property truly is a credit to the current vendors.

Briefly laid out as follows, L shaped reception hall with tile flooring, w.c, delightful family lounge with Bi-fold doors, fabulous fitted kitchen with side breakfast area, separate utility room, master bedroom, en suite, guest bedroom, bed three (currently used as study), bed four (currently used as separate dining room) and a four piece family bathroom suite.

The property has exceptional gardens laid to lawn, a well fence boundary with established borders, Indian stone terracing, two large timber storage sheds, outside tap point and security lighting, there is also a new alarm system that was installed following the upgrading works being completed.

Please contact Halton Kelly for further information and viewing arrangements.

REAR ELEVATION

OPEN PORCH

Open porch entrance to L shaped reception hall and side gate providing access to side utility extension and also leads to the rear of the property.



RECEPTION ENTRANCE HALL (L SHAPED)

19'2 x 23'8 (5.84m x 7.21m)

Spacious L shaped reception hall with tile flooring, ceiling spotlights, access to Hive Smart Thermostat, storage cupboard, laundry cupboard and ground floor w.c.



W.C

Fully tiled two piece suite with chrome wall mounted radiator.



SPACIOUS FAMILY LOUNGE

20'7 x 18'3 (6.27m x 5.56m)

Spacious and delightful family lounge with ceiling spotlights and Bi-fold doors to rear garden.



BREAKFAST KITCHEN

17'3 x 10'6 (5.26m x 3.20m)

Fabulous fitted kitchen, tile flooring, fitted with wall and base units, five ring Neff induction hob, Neff double oven, integral dishwasher, single bowl enamel sink, ceiling spot lights and through archway access to separate utility room.



SIDE BREAKFAST AREA

With recessed space for american style fridge/freezer.



SEPARATE UTILITY ROOM

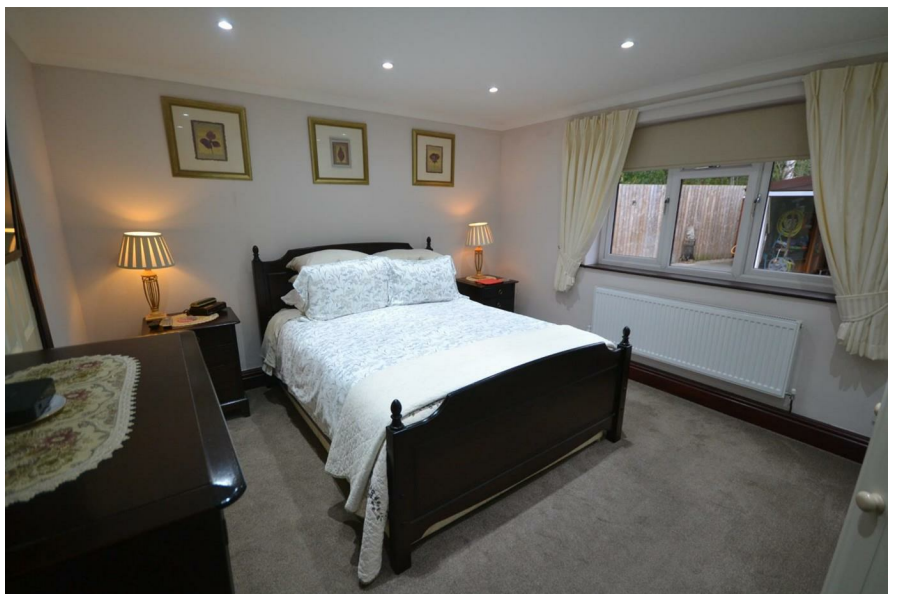
10'7 x 7'9 (3.23m x 2.36m)

Fitted with wall and base units, tile flooring to match kitchen, single bowl drainer, plumbing for washing machine, space for tumble dryer, access to Baxi Combi boiler and external door to front of property.

**MASTER BEDROOM**

13 x 11'9 (3.96m x 3.58m)

Double bedroom to the rear of property, ceiling spotlights, fitted wardrobes and access to en suite.



EN SUITE

Modern three piece shower suite, fully tiled, ceiling spotlights, chrome wall mounted radiator and mixer shower.



GUEST BEDROOM

10'5 x 13 (3.18m x 3.96m)

Double bedroom to the front of property and fitted wardrobes.



BEDROOM THREE (CURRENTLY USED AS STUDY)

12'4 x 8'9 (3.76m x 2.67m)

Double bedroom to the rear of property and ceiling spotlights.



BEDROOM FOUR (CURRENTLY USED AS DINING ROOM)

11'8 x 10'4 (3.56m x 3.15m)

Double bedroom to the rear of property.



FAMILY BATHROOM SUITE

9'5 x 8'2 (2.87m x 2.49m)

Superb four piece family bathroom suite with separate corner shower, fully tiled throughout, ceiling spot lights and chrome wall mounted radiator.



GARDEN

Spacious garden to the rear with Indian stone terracing for ease of maintenance, Indian stone pathways leading to sun trap patio area, two timber storage sheds, tap point, outside security lighting and access to side driveway leading to the double detached garage.



SUN TRAP PATIO AREA



DETACHED DOUBLE GARAGE

Double detached garage located at the side of the property with side boat store.



VIEW OF ENTRANCE TO MAIN DRIVEWAY



SIDE STORAGE AREA




PATHWAY


Adjacent to property.

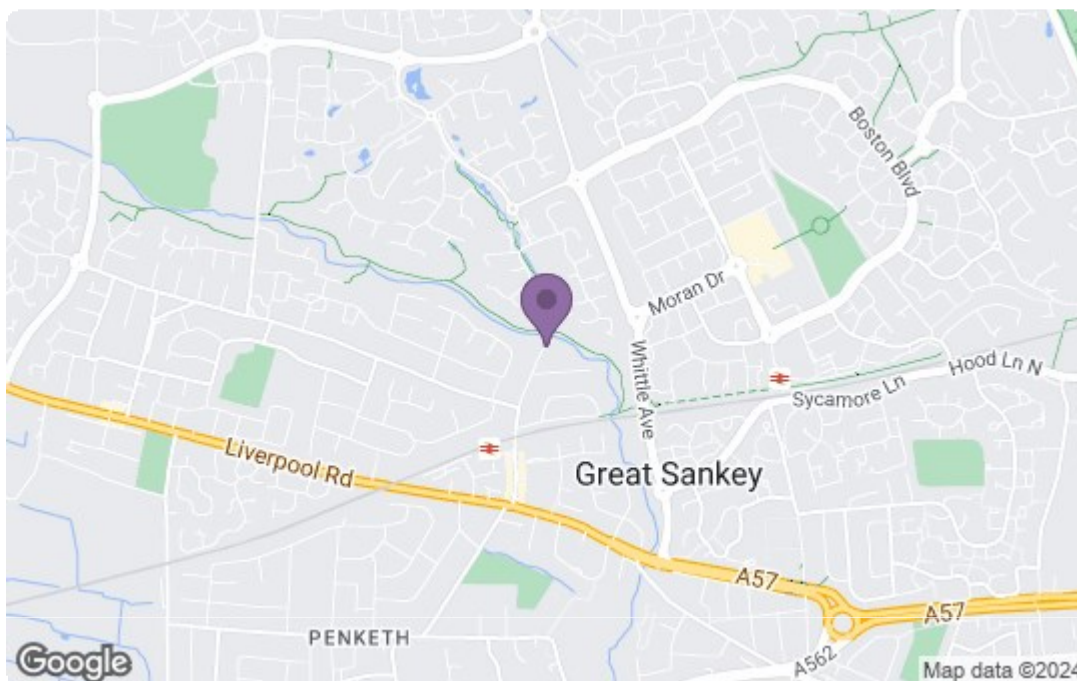


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 (CO ₂) 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	

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.