



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



64 California Close
Gt Sankey, Warrington WA5 8WU

Offers Around
£383,950

DETACHED Family Home, FOUR EXCELLENT Bedrooms, TURN KEY Property, LARGE Conservatory, EN SUITE Facilities, BARRATT Construction, KITCHEN NEW (2020), SEPARATE Utility Room, ACCOMPANIED Viewings, DONT MISS THIS!

Halton Kelly are pleased to offer for purchase this well presented four bedroomed detached family home which benefits from a fabulous fully fitted Kitchen (4 years old) that has barely been used, a replacement Shower Suite (1 year old) and to the outside all the facias and soffits are uPVC along with double glazed windows and there is a substantial Conservatory to the rear.

This is a lovely plot with a sun trap rear garden and the accommodation briefly comprises, open Porch, through Hallway, ground floor W.C., Lounge thru Dining area, Conservatory, fully fitted Kitchen, Utility Room, Landing, Master Bedroom with En suite, three further bedrooms and a Shower Suite.

Outside to the front is a double width driveway to a single garage which houses the boiler, (we are advised it is regularly serviced) and the rear sun trap garden is of a generous size.

Only offered for sale due to our client downsizing to a bungalow. The vendor has advised the title is Leasehold 999 years with a small Ground Rent of £126 pa.

Please call Halton Kelly for further information, all viewings are strictly on an escorted basis with a member of the team here.

OPEN PORCH

Open Porch with Quarry tiles.



THROUGH HALLWAY

Access to stair well, ground floor W.C., and storage cupboard.



GROUND FLOOR W.C.

Two piece suite.



LOUNGE

17' x 15' (5.18m x 4.57m)

Bay fronted lounge, gas fire to surround, under stairs storage cupboard and archway to Dining area.



DINING AREA

10'7 x 9'4 (3.23m x 2.84m)

Access door to Kitchen and French doors to Conservatory.



CONSERVATORY

10'9 x 9'8 (3.28m x 2.95m)

Laminate flooring and double doors to the rear garden.



KITCHEN

14'4 x 9'4 (4.37m x 2.84m)

Fitted with wall and base units, integral fridge/freezer, dishwasher (we are advised the Kitchen is around 4 years old and the appliances have an extended guarantee), 1.5 bowl drainer, four ring electric hob, overhead extractor, oven with separate grill and access door to the Utility Room.

**UTILITY ROOM**

9'4 x 4'10 (2.84m x 1.47m)

Fitted wall unit, under counter space, plumbing for washing machine and external door to the rear garden.



LANDING

Water tank cupboard and access to loft.



MASTER BEDROOM

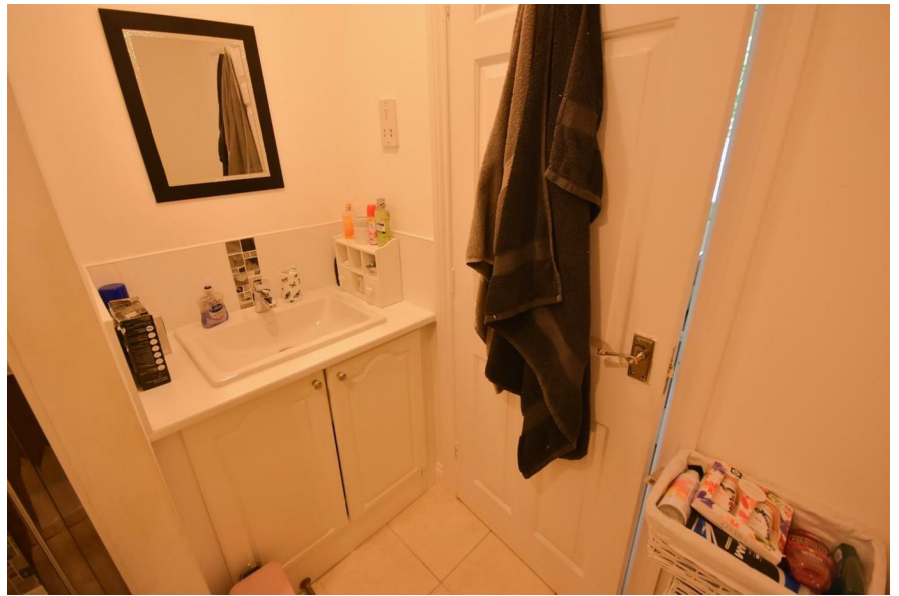
12' x 9'7 (3.66m x 2.92m)

Double bedroom to the rear elevation with fitted robes.



EN SUITE

White three piece shower suite.



BEDROOM TWO

11'5 x 9'9 (3.48m x 2.97m)

Dual aspect double bedroom with fitted robes.



BEDROOM THREE

9'3 x 7'3 (2.82m x 2.21m)

Dual aspect single bedroom with integral robes.



BEDROOM FOUR

9'2 x 6'6 (2.79m x 1.98m)

Single bedroom to the rear elevation.



SHOWER SUITE

Fully tiled three piece shower suite with large shower cubicle, under basin storage and fitted wall storage. (We are advised this was fitted around 1 year ago).

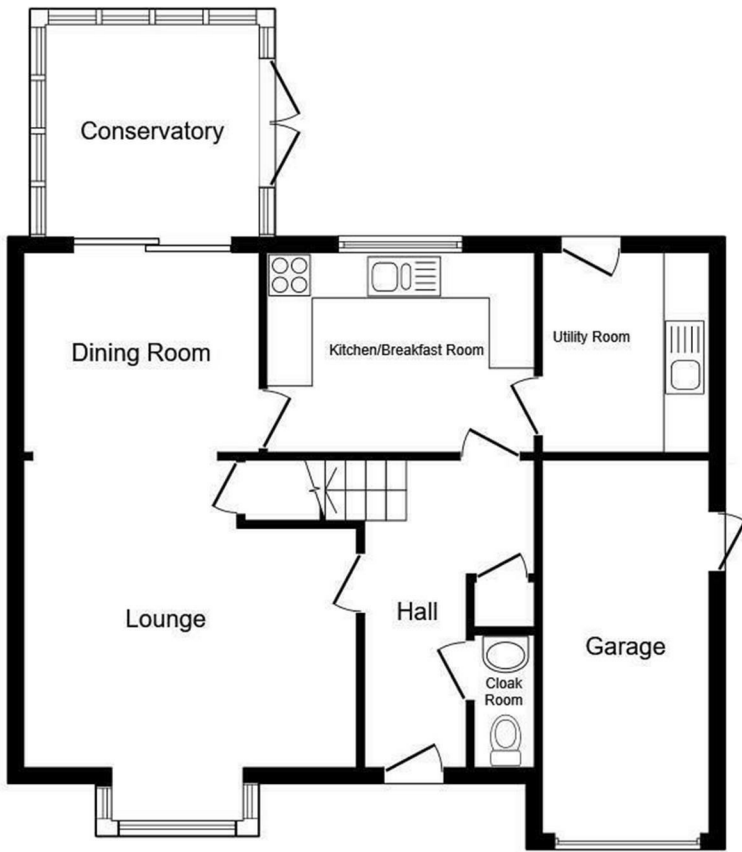


GARDEN

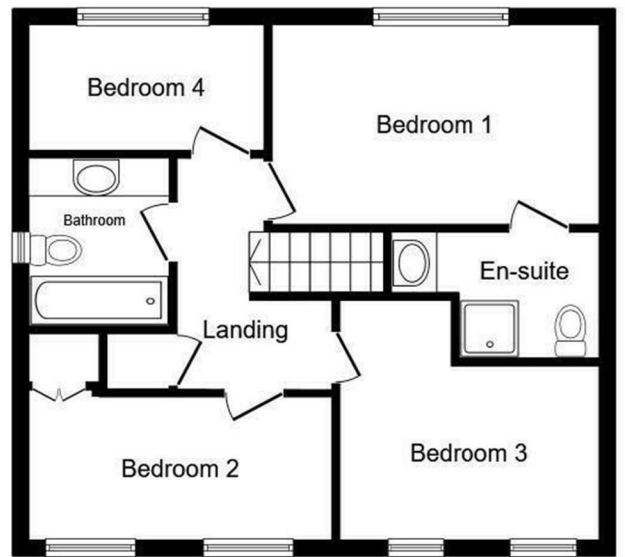
A generous sized sun trap rear garden, mainly to lawn with patio area and not directly overlooked.



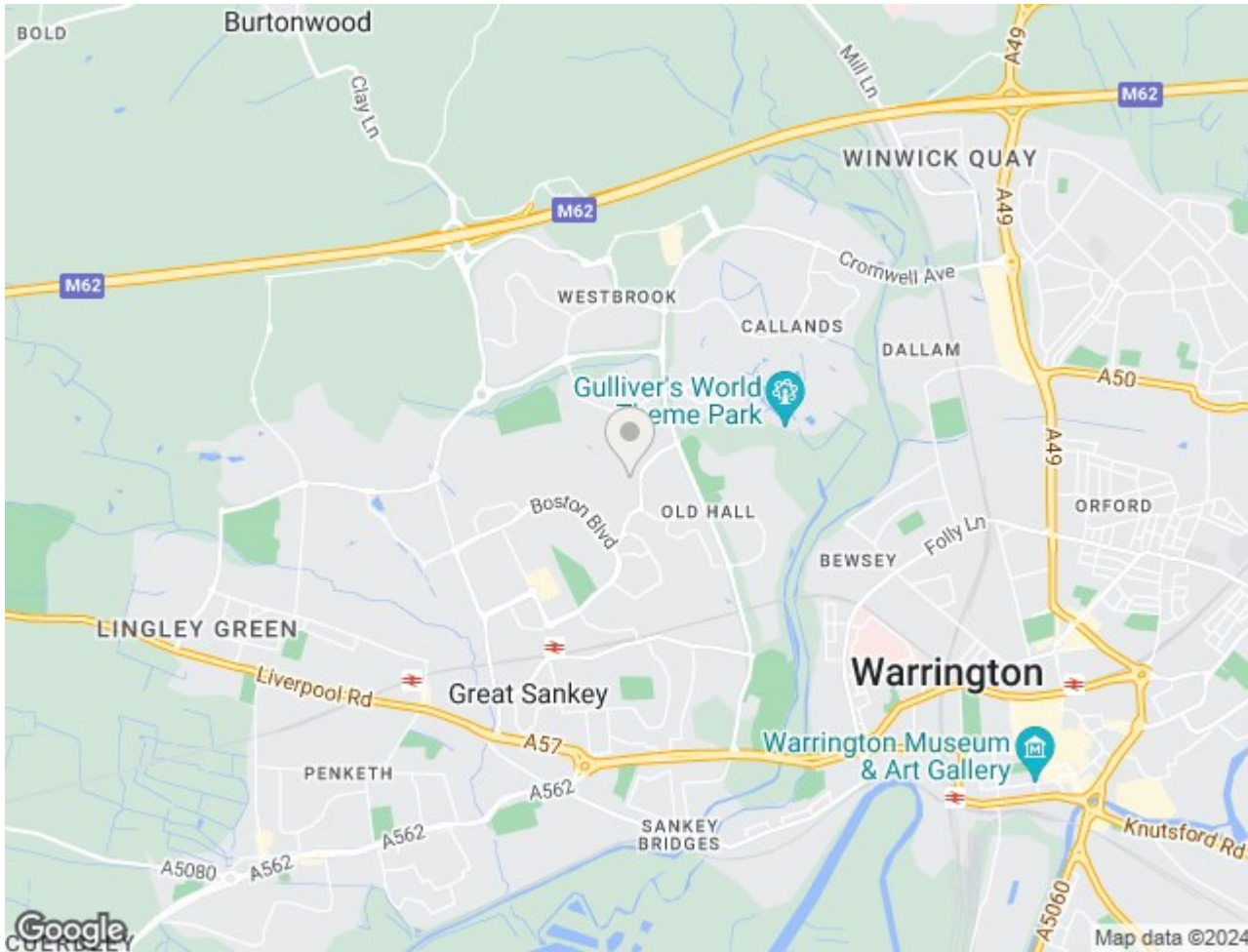
REAR ELEVATION



Ground Floor




First Floor



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

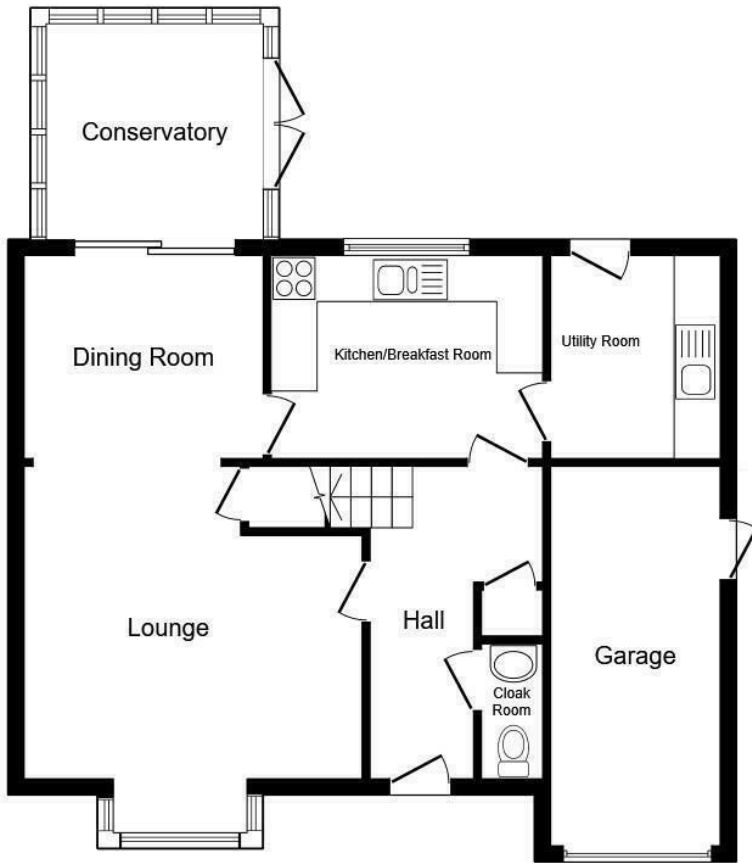
EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

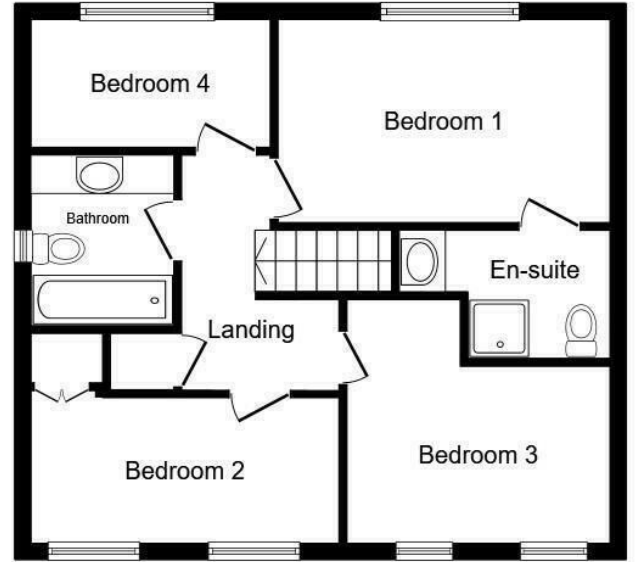
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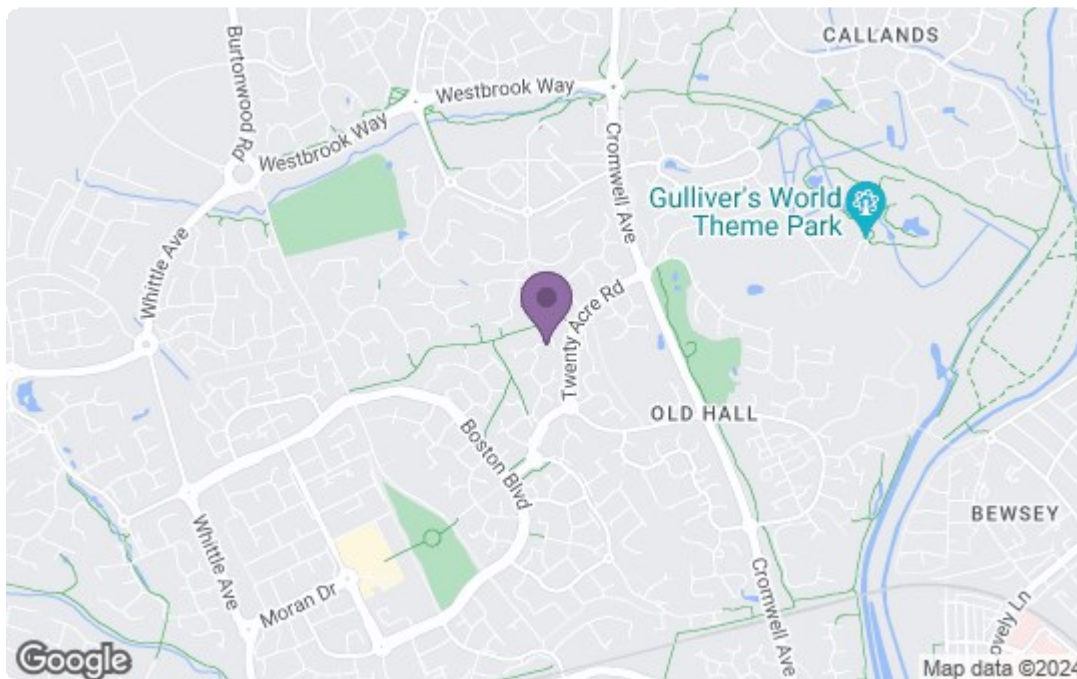
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for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