



## 4 Freshwater Close Gt Sankey, Warrington WA5 3PU

Offers Around  
£369,950

DETACHED home, FOUR EXCELLENT bedrooms, uPVC Double Glazed, FREEHOLD Title, GAS central heating, Ground Floor W.C., fully fitted Kitchen, INTEGRAL single garage, EN SUITE facilities, single glazed CONSERVATORY.

Halton Kelly are pleased to offer for purchase this detached family home which has four excellent bedrooms, the Master Bedroom has En Suite facilities and fitted robes and we are informed by our clients the property is Freehold Title. Only offered for sale due to our clients moving out of the area, the windows have been replaced with uPVC double glazing, the Kitchen was replaced some years ago, has a small breakfast bar and a recess housing an American style fridge/freezer (may remain), along with an integral dishwasher and washing machine (may remain).

The accommodation briefly comprises entrance Porch, excellent through Hallway, ground floor W.C., spacious family Lounge/through Dining area with sliding patio doors providing access to a single glazed Conservatory, modern fitted Kitchen with side external door, Landing, Master Bedroom with En Suite, three further bedrooms and family Bathroom.

Outside to the front is a block paved driveway, garden is to lawn and a boundary with wrought iron railings and double gates. The rear garden is mainly to lawn and well fenced.

Please call Halton Kelly for further details and accompanied viewing arrangements.

**ENTRANCE PORCH**

Double glazed door with outside light point.

**ENTRANCE HALLWAY**

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



**GROUND FLOOR W.C.**

Two piece suite.



**LOUNGE/DINING AREA**

22' x 15'2 (6.71m x 4.62m)

Accessed from the Entrance Hall and further door through to the Kitchen from the Dining area. A good sized Family Lounge, gas fire to surround and sliding patio doors to single glazed Conservatory.





**DINING AREA**



**SINGLE GLAZED CONSERVATORY**

13'7 x 7'9 (4.14m x 2.36m)

Tiled floor and sliding doors to rear garden.



**KITCHEN**

11'6 x 10'6 (3.51m x 3.20m)

Fitted with wall and base units, electric oven and grill, four ring electric hob with overhead extractor, (we are advised the hob area also has a gas supply), 1.5 bowl drainer, space for American style fridge/freezer, plumbing for washing machine, integral dishwasher and external door to side of property.





**LANDING**

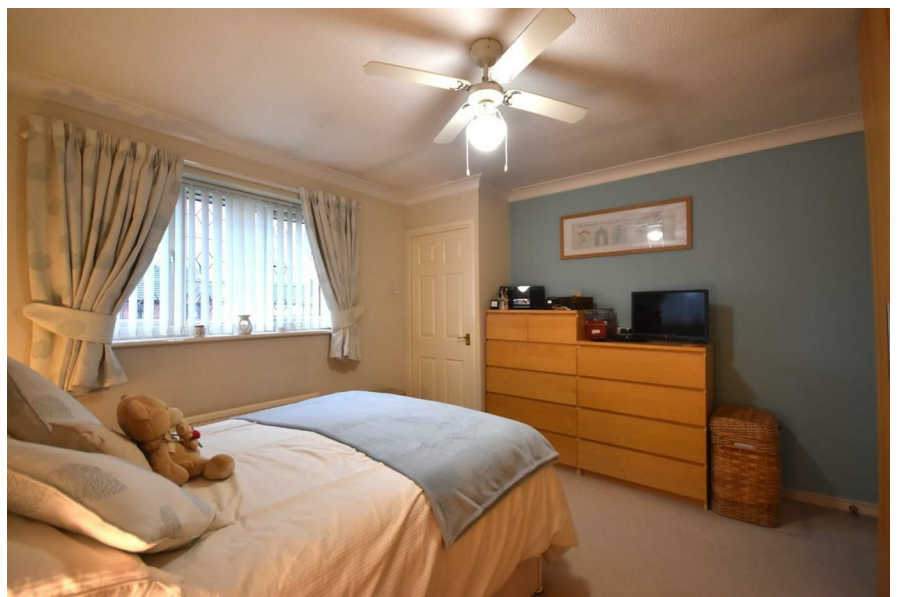
Airing cupboard and access to boarded loft via drop down ladder.



**MASTER BEDROOM**

12'4 x 12' (3.76m x 3.66m)

Double bedroom with fitted robes and access to En Suite.



**EN SUITE**

Fully tiled, three piece shower suite with inset wash basin into vanity unit.





**BEDROOM TWO**

11'9 x 12'8 maximum (3.58m x 3.86m maximum)

Double bedroom.





**BEDROOM THREE**

10'7 x 9' (3.23m x 2.74m)

Double bedroom.



**BEDROOM FOUR**

9'4 x 8'1 (2.84m x 2.46m)

Good sized single bedroom with single integral cupboard.





**FAMILY BATHROOM**

Three piece bath suite with electric shower.



**GARDEN**

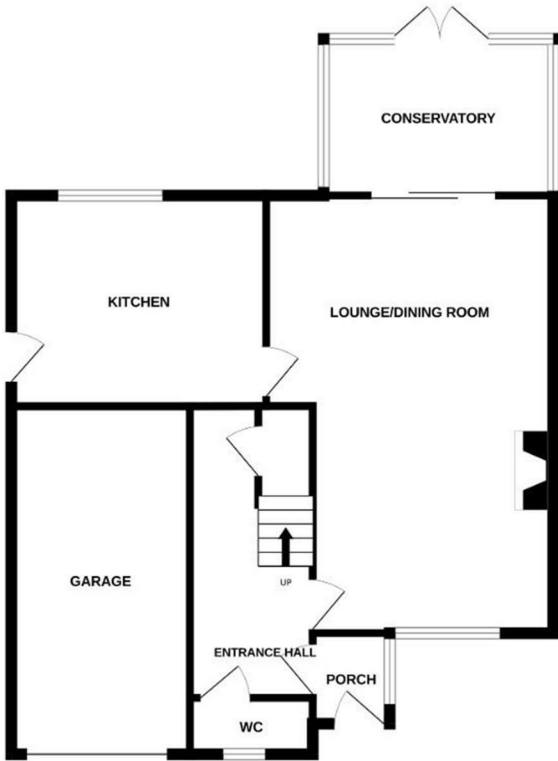
Well fenced, mainly to lawn with patio area and side gate.



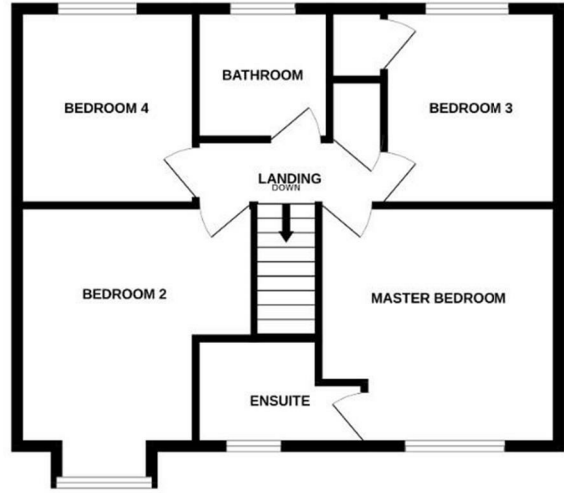
**REAR ELEVATION**



GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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**

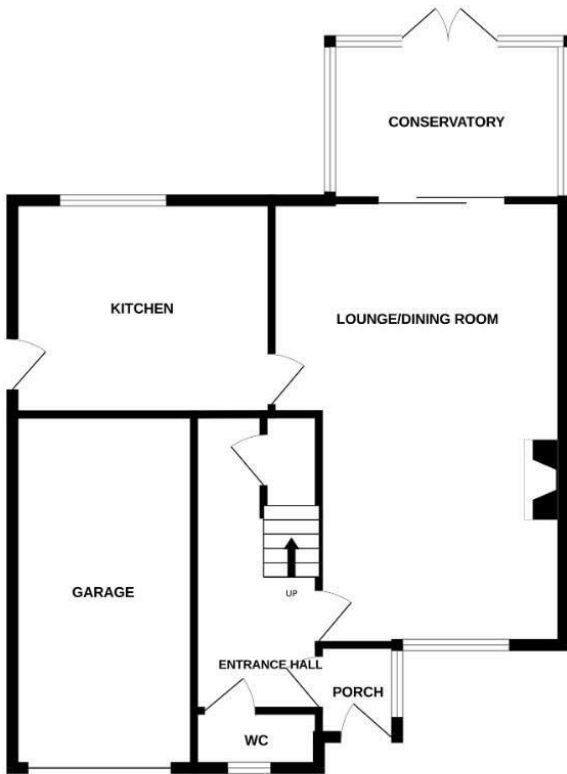
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

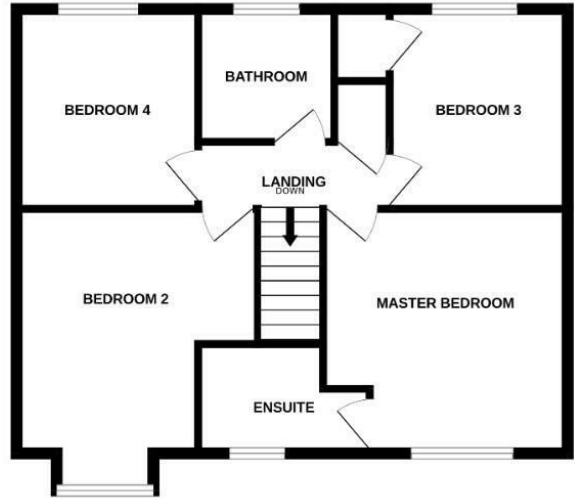
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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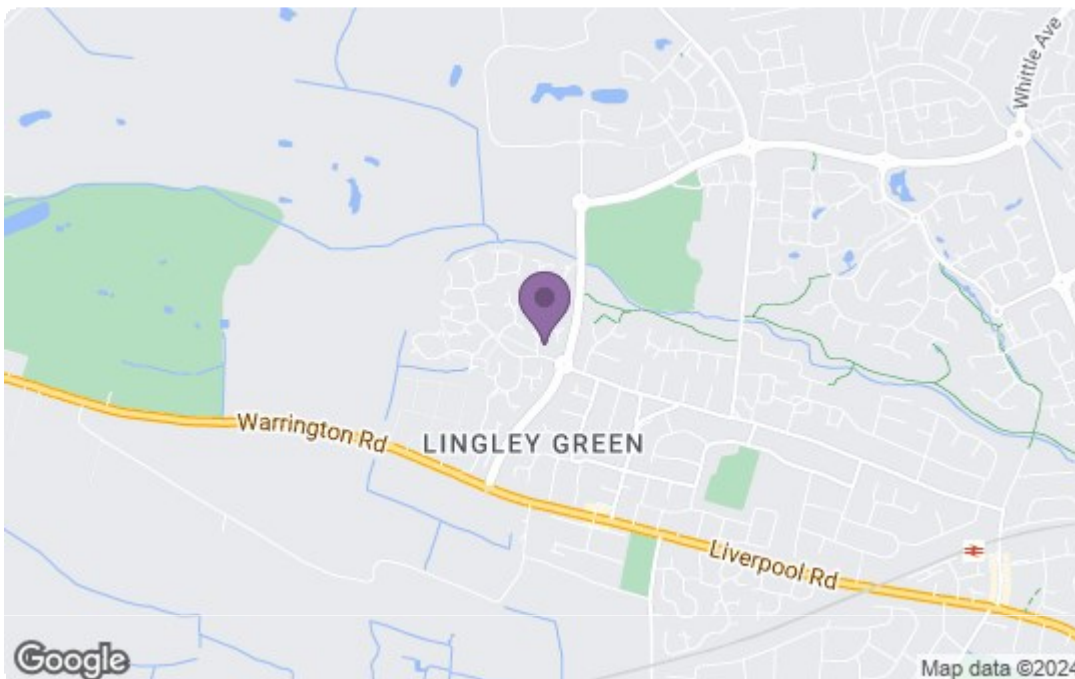


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for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