



17 Ellesworth Close
Old Hall, Warrington WA5 8QJ

Offers Around
£267,950

DETACHED home, THREE Bedrooms, LEASEHOLD Title, TURN KEY property, SOUGHT AFTER area, head of CUL DE SAC, PRIVATE rear Garden, Garage CONVERSION, DON'T MISS THIS.

Halton Kelly are pleased to offer for purchase this three bedroom detached property that has a side extension (garage conversion) and has been presented to a lovely standard throughout by the current owners.

On entering Ellesworth Close take the left hand spur and the property is at the head of the Close with the benefit of not being overlooked at the rear. We are informed by the vendors this is Leasehold Title and the layout briefly comprises, Entrance Hall, Family Lounge with open plan Kitchen/Diner, a further Reception room (could be a fourth bedroom), Landing, three Bedrooms and family Bathroom.

Outside to the front is ample parking, wall mounted EV charging pod to the side of the property and the rear Garden is not overlooked.

For further details on viewing arrangements, please contact the Office.

ENTRANCE HALL

Access to stairwell and Lounge.



LOUNGE

13'1 x 14'6 (3.99m x 4.42m)

Attractive front Lounge, half glazed wood door, laminate wood flooring, through to open plan Kitchen/Dining area.



KITCHEN/DINER

10'0 x 14'6 (3.05m x 4.42m)

Fabulous fitted kitchen with wall and base units, four ring electric hob with overhead extractor, part tiled wall, integral oven, single bowl drainer, access to under stairs storage cupboard and space for free standing dishwasher. The Dining area has double opening patio doors leading to the private rear garden.



OFFICE

17'10 x 8'4 (5.44m x 2.54m)

Excellent garage conversion with utility recess, currently used as an office space. Ideal guest bedroom, gym etc.



UTILITY RECESS

Plumbing for washing machine.



LANDING

Integral storage cupboard and access to part boarded loft with light via drop down ladder.



BEDROOM ONE

8'7 x 14'6 maximum (2.62m x 4.42m maximum)

Double Bedroom to front elevation with dual window aspect and access to dressing recess.



BEDROOM TWO

8'0 x 8'3 (2.44m x 2.51m)

Double bedroom to rear elevation.



BEDROOM THREE

8'0 x 5'11 (2.44m x 1.80m)

Single bedroom to rear elevation and access to Viessman Combi Boiler (we are advised is serviced annually and approximately 7 years old).

BATHROOM SUITE

6'4 x 5'5 (1.93m x 1.65m)

Three piece bathroom suite with shower over bath and fully tiled walls.



GARDEN

Well fenced, mainly to lawn with patio border, outside waterproof electric point, storage container, outside tap and rear gate, which leads to Twenty Acre Woods.



REAR ELEVATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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



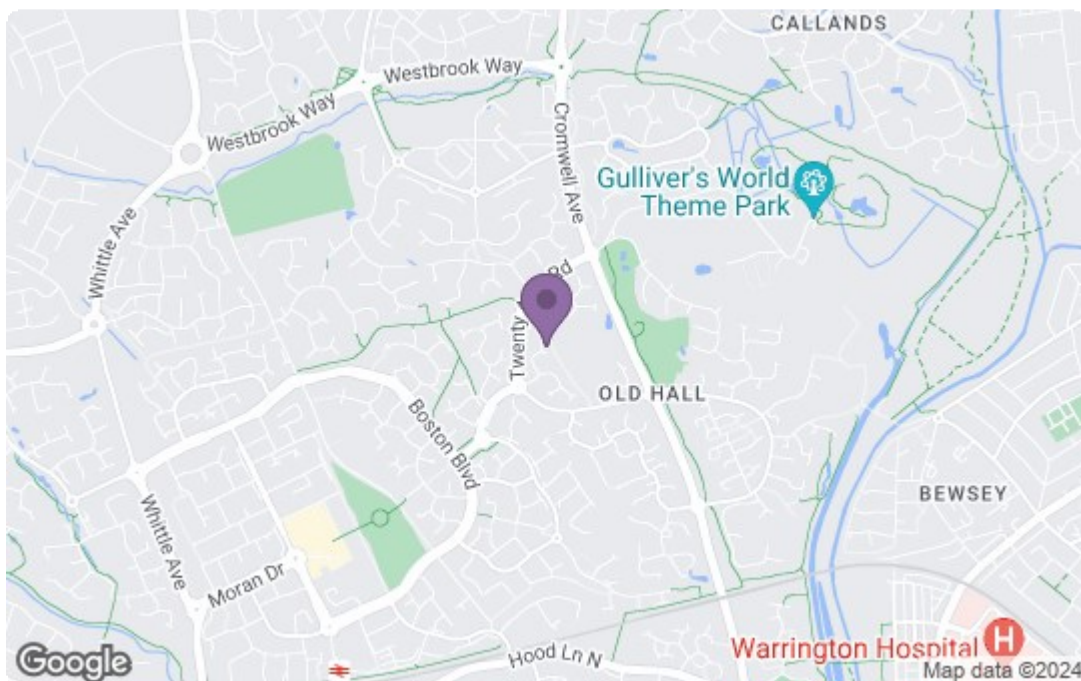
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.