



21 Gresford Close
Callands, Warrington WA5 9RY

Offers Around
£246,000

SEMI Detached house, THREE Bedrooms, FREEHOLD Title, FABULOUS Kitchen/Diner, GREAT location, DRIVEWAY parking, LOVELY rear Garden, uPVC Double Glazing, Gas Central Heating, A MUST SEE.

Halton Kelly are delighted to offer for purchase this well presented Semi Detached family home built in 1985. Our client has lived there from new and advises us it is Freehold Title. Set in a cul de sac position, the property is ideally placed for local schools, amenities and motorway networks. Briefly comprising Entrance Hall, Lounge, fabulous 'L' shaped Kitchen/Diner, Landing, two double Bedrooms, single Bedroom and Bathroom.

Outside to the front is good off road parking and the low maintenance rear garden is just lovely.

Please call Halton Kelly for further information and accompanied viewings.

ENTRANCE HALL

From Entrance door at the side of the property, into the Hall giving access to stairwell.



LOUNGE

15' x 11'2 (4.57m x 3.40m)

Lounge to the front elevation with laminate wood flooring.



'L' SHAPED KITCHEN/DINER

15' x 14'3 (4.57m x 4.34m)

Fabulous dual aspect 'L' shaped Kitchen/Diner with fitted wall and base units, we are advised the boiler is 7 years old and serviced annually, single bowl drainer, integral fridge/freezer, dish washer, microwave, Hotpoint oven, four ring gas hob with overhead extractor, plumbing for washing machine, storage cupboard, ceiling spotlights and external door to the rear garden.



LANDING

Access to loft.



BEDROOM ONE

14' x 9'8 maximum (4.27m x 2.95m maximum)

Dual aspect double bedroom to the rear elevation, recessed wall. Free standing wardrobe (to remain).



BEDROOM TWO

10'8 x 9'1 (3.25m x 2.77m)

Dual aspect double bedroom to the front elevation and over stairs storage cupboard.



BEDROOM THREE

8'3 x 5'9 (2.51m x 1.75m)

Single bedroom with fitted wardrobes, dressing table and drawers.



BATHROOM

8'3 x 5'2 (2.51m x 1.57m)

Three piece bathroom suite with shower over bath, fully tiled with chrome radiator.



GARDEN

A lovely low maintenance rear garden, artificial lawn, patio area, well established timber borders, Timber Storage shed and Summer House.



SUMMER HOUSE

With lighting and power.



TIMBER STORAGE SHED



REAR ELEVATION



VIEW FROM FRONT OF PROPERTY



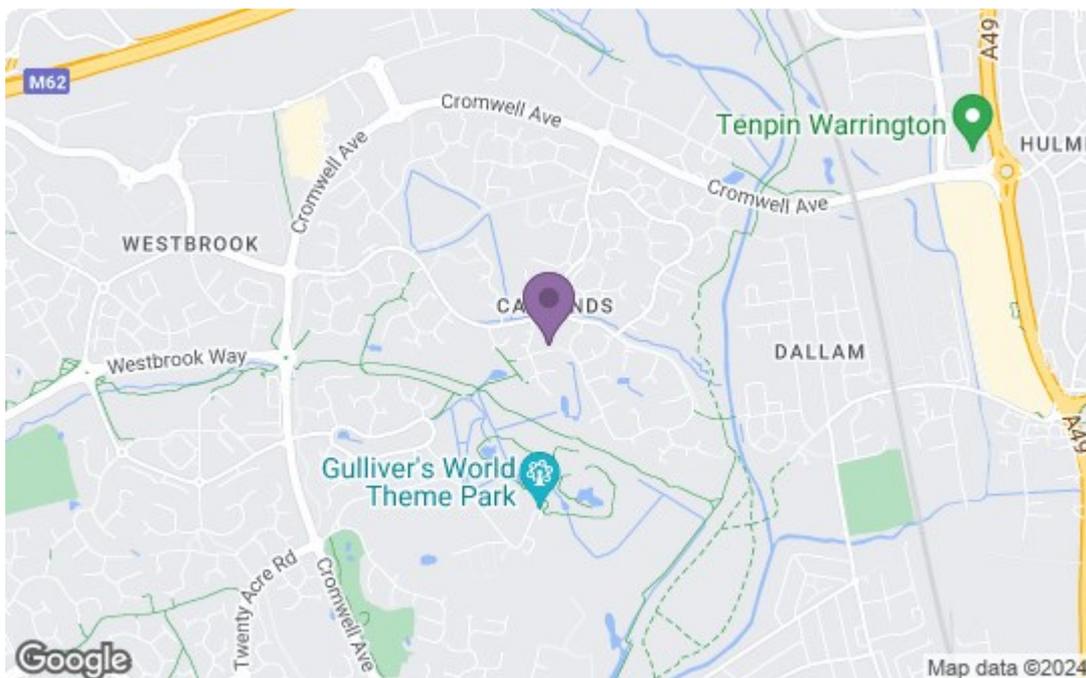


Energy Efficiency Rating

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