



1 Loxley Close
Gt Sankey, Warrington WA5 3QB

Offers Over
£307,950

BOVIS HOMES Construction, DETACHED House, THREE bedrooms, SINGLE Garage, SMALL cul de sac, FREEHOLD Title, EXCELLENT Plot, NO CHAIN, SEPARATE Utility Room, DONT MISS THIS!

Halton Kelly are pleased to offer for purchase this detached property which was constructed around the mid 1990's by Bovis Homes. Loxley Close is a small cul de sac and this property is on a good sized plot and has uPVC Double Glazing along with a good sized Kitchen and separate Utility Room, we are informed it is Freehold Title and there is no upward chain.

Briefly laid out as follows, open Porch, Entrance Hall, Family Lounge, separate Dining Room with patio doors, fitted Kitchen with integral appliances, Utility Room and ground floor W.C., Landing, three Bedrooms and a family Bathroom suite.

Outside to the front there are established gardens mainly to lawn and driveway parking to an attached single Garage, there is a side access gate and the rear garden photography shows how well kept the external areas are.

Please call Halton Kelly for further information and accompanied viewings.

ENTRANCE HALL

Access to stair well.



LOUNGE

14'9 x 12' (4.50m x 3.66m)

Gas fire to surround, under stairs storage cupboard and access to Kitchen.



KITCHEN

11'1 x 9'3 (3.38m x 2.82m)

Fitted with wall and base units, four ring gas hob with overhead extractor, electric oven with separate grill, integral fridge/freezer, 1.5 bowl drainer, ceiling spot lights, breakfast table and open archway to the Dining room.



DINING ROOM

8'9 x 8'5 (2.67m x 2.57m)

Separate dining room with double sliding doors to the rear garden.



UTILITY ROOM

8'8 x a6'5 (2.64m x a1.96m)

Fitted with a base unit, single bowl drainer, plumbing for washing machine, external door to side of property and access to the ground floor W.C.



GROUND FLOOR W.C.

Two piece suite access from the Utility room.



LANDING

Access to part boarded loft with drop down ladder and light.



BEDROOM ONE

14'7 x 11' (4.45m x 3.35m)

Double bedroom to the front elevation with double integral wardrobe and side drawer.



BEDROOM TWO

9'9 x 9'5 (2.97m x 2.87m)

Double bedroom to the rear elevation with fitted wardrobe and side drawer.



BEDROOM THREE

9'5 x 6'3 (2.87m x 1.91m)

Single bedroom to the rear elevation.



BATHROOM

7'1 x 6'3 (2.16m x 1.91m)

Three piece suite with shower over bath.



GARDEN


Well fenced boundary, mainly to lawn, full width patio, outside tap and side access gate leading to the front of the property.



VIEW FROM FRONT OF PROPERTY.




Energy Efficiency Rating

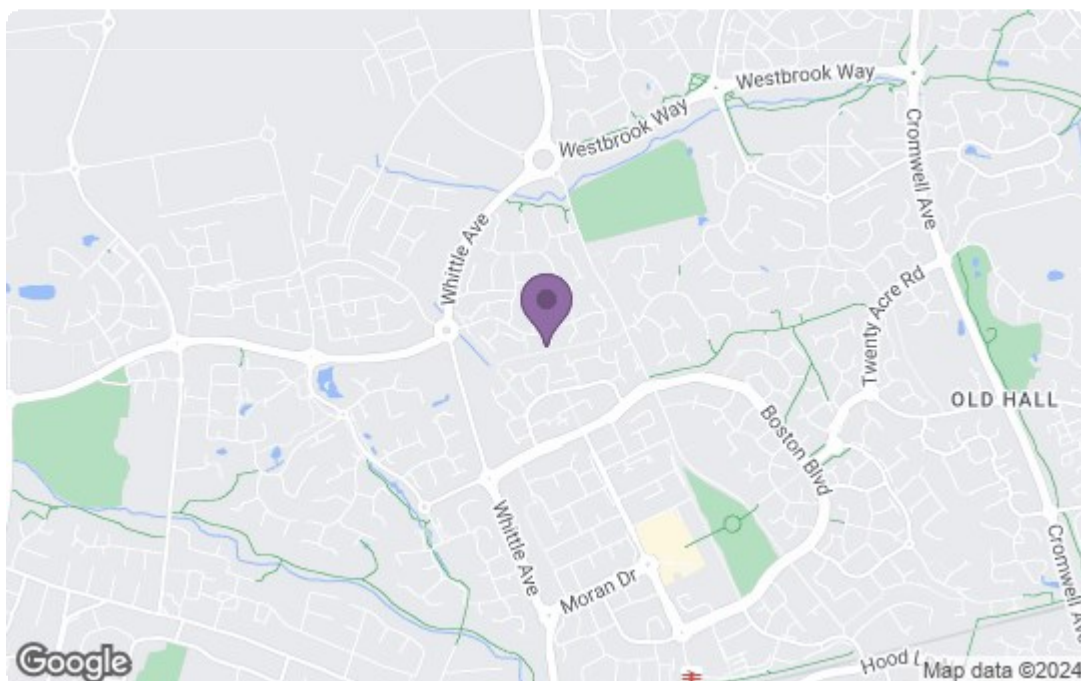
| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> |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

67

84

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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | 67 | |
| (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 | | EU Directive 2002/91/EC | |
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| (55-68) D | | | |
| (39-54) E | | | |
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| (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.