



40 Tranquillity Square  
Westbrook, Warrington WA5 8AZ

Offers Around  
£464,000

DETACHED House. FOUR Bedrooms. FREEHOLD Title. EN SUITE facilities. GARAGE CONVERSION. OPEN PLAN Kitchen/Dining. SEPARATE Utility Room. SHOW HOME interior. PRIVATE rear Garden. TWO Reception Rooms.

Halton Kelly are pleased to offer for purchase this beautifully presented four bedroom detached family home that has the additional benefit of an excellent garage conversion and to the rear there are no other houses, hence a high degree of privacy. We are advised by our clients it is Freehold Title with an annual Maintenance Fee for communal areas of £120. This truly is a show home interior and not to be missed.

Briefly comprising Entrance Hall, ground floor W.C., Family Lounge, fabulous fully fitted Kitchen with breakfast bar and open plan family area along with bifold patio doors, separate Utility Room, Study, Landing, Master Bedroom with En suite, three further bedrooms and a Family Bathroom.

To the outside there is excellent parking to the front and the rear garden is landscaped. There is access to both sides of the property, with one side having a handy bin storage area, Timber storage shed (with power) and a well fenced boundary.

For further information and viewing arrangements please call Halton Kelly Estate Agents.

**ENTRANCE HALL**

Access to ground floor W.C. and stairwell.



**GROUND FLOOR W.C.**

White two piece suite.



**FAMILY LOUNGE**

14'9 x 11'3 (4.50m x 3.43m)

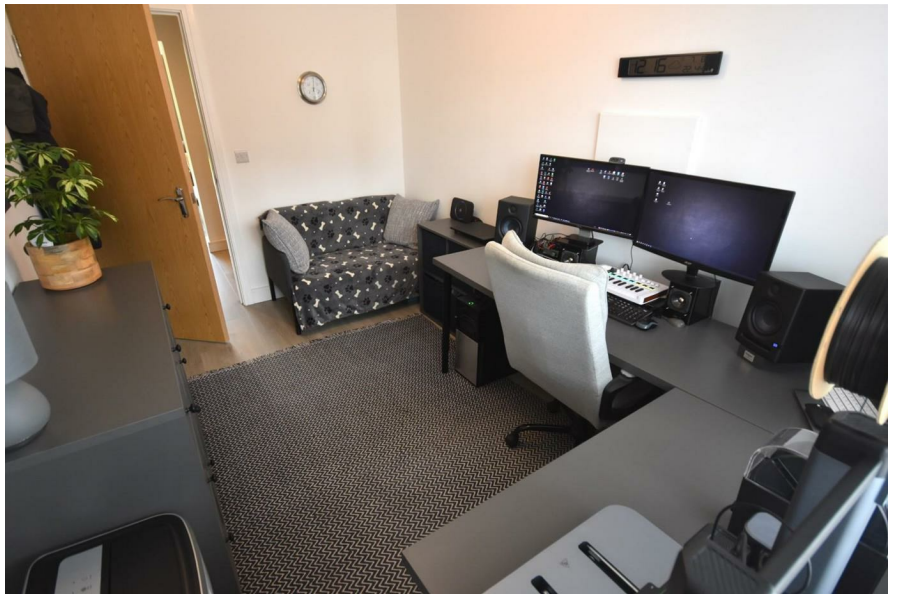
Situated at the front of the property.



**STUDY**

12'6 x 8'6 (3.81m x 2.59m)

Garage conversion currently being used as a Study, access from the Utility Room.



**KITCHEN/DINING/TV AREA**

28'5 x 9'10 (8.66m x 3.00m)

An absolutely fabulous fully fitted Kitchen, wall and base units with concealed lighting, breakfast bar, five ring AEG Induction hob with overhead extractor, Zanussi double oven, integral fridge/freezer, dish washer, Zanussi washing machine (to remain), 1.5 bowl drainer and ceiling spot lights. The Dining/Living area has bi folding doors out to private rear garden.



**KITCHEN**



**DINING AREA/TV SPACE**



**UTILITY ROOM**

8'6 x 4'10 (2.59m x 1.47m)  
With under work top space.



**LANDING**

Storage cupboard and access to loft with light.



**MASTER BEDROOM**

10'10 x 10'4 (3.30m x 3.15m)

Double bedroom with double integral sliding mirrored wardrobes.





**EN SUITE**

Three piece shower suite with sliding door to large shower cubicle.



**BEDROOM TWO**

10'10 x 9'1 (3.30m x 2.77m)

Double bedroom to the front elevation.



**BEDROOM THREE**

10'4 x 9'8 (3.15m x 2.95m)

Double Bedroom to the rear elevation.



**BEDROOM FOUR**

9'3 x 8'11 (2.82m x 2.72m)

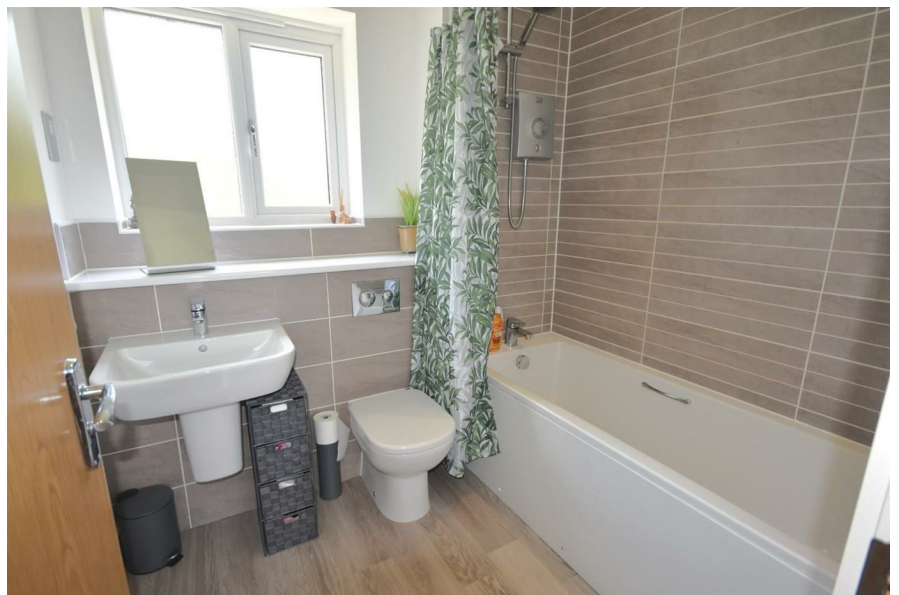
Double Bedroom to the front elevation.



**FAMILY BATHROOM**

6'11 x 5'11 (2.11m x 1.80m)

White three piece suite with shower over bath.

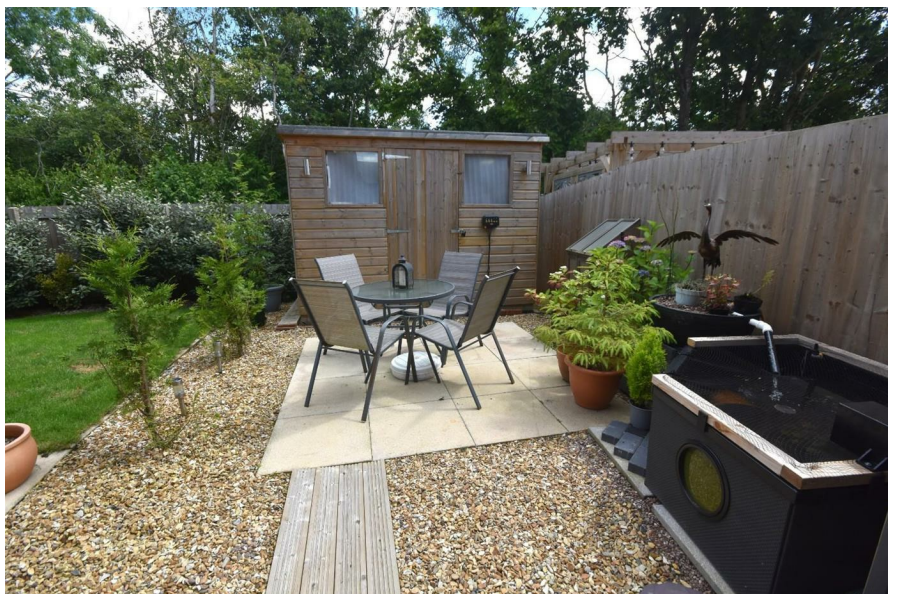


**GARDEN**

A private well fenced rear garden mainly to lawn patio area, Timber shortage shed with power, outside electric socks and tap. There is also access down both sides of the property to the front, with one side having a bin storage area.



**PATIO AREA**

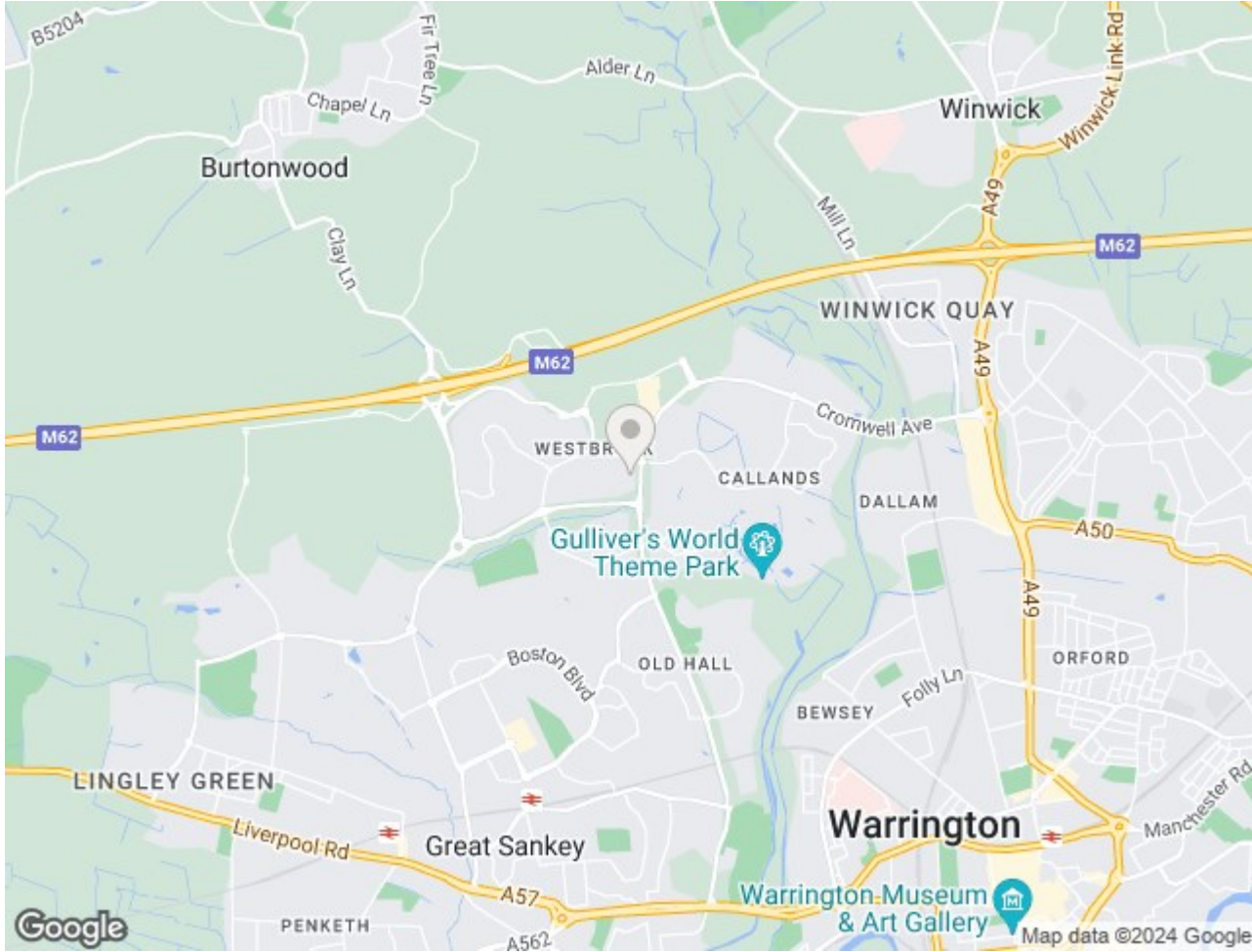


**REAR ELEVATION**



**SIDE OF PROPERTY**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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>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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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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.