



31 Orlando Drive
Gt Sankey, Warrington WA5 8GL

Offers Around
£425,000

DAVID WILSON Construction, TWO RECEPTION rooms, DETACHED family home, SHOW HOME interior throughout, FOUR EXCELLENT bedrooms, EN SUITE & fitted robes, 999 YEAR LEASEHOLD, SINGLE GARAGE to rear, NO UPWARD CHAIN, THE ASHTREE design.

Halton Kelly are pleased to offer for purchase this David Wilson Construction 'The Ashtree' design, four bedroom detached family home, which truly is a credit to our clients throughout, beautifully presented and having the benefit of a sun trap rear garden along with a single garage and drive parking to the rear.

Briefly comprising, spacious Entrance Hall providing access to all ground floor rooms, ground floor W.C., bay fronted Family Lounge, separate Reception room/Dining room, fabulous fully fitted Kitchen with side breakfast area and utility space, Landing, Master Bedroom with En suite, two double Bedrooms, a single Bedroom and a Family Bathroom.

To the outside the rear garden tapers as can be seen from the photography, flagged patio and timber decking, side storage area with timber shed, rear gate giving access to driveway parking in front of a single garage (within a block of four).

Please call Halton Kelly for further information and viewing arrangements.

ENTRANCE HALL

A wide Entrance Hall with access to all ground floor rooms.



GROUND FLOOR W.C.

White two piece suite with tiled flooring.



FAMILY LOUNGE

21'7 x 11'6 (6.58m x 3.51m)

From double doors to the Entrance Hall a beautifully presented Family Lounge that is bay fronted and has patio doors to the rear garden.



DINING ROOM

13'3 x 10' (4.04m x 3.05m)

Separate Reception room currently used as a childrens play room. This is an excellent Dining Room.



KITCHEN/DINER

17'1" x 11'3" maximum (5.23m x 3.43m maximum)

Fabulous fitted Kitchen with wall and base units including concealed lighting, five ring gas hob with overhead extractor, double integral oven, single bowl drainer, space for free standing fridge/freezer, plumbing for washing machine and dish washer (appliances may be available by separate negotiation), double opening patio doors to the rear garden.



LANDING

Airing cupboard and access to loft.



MASTER BEDROOM

13'6 x 11'8 (4.11m x 3.56m)

Double bedroom to the front elevation with integral mirrored wardrobe.



EN SUITE

7'10 x 4'7 (2.39m x 1.40m)

Three piece suite with sliding door to large shower cubicle.



BEDROOM TWO

11'8 x 10'8 (3.56m x 3.25m)

Double bedroom with integral wardrobe.



BEDROOM THREE

12'8 x 7'11 (3.86m x 2.41m)

Dual aspect double bedroom with over stairs storage cupboard.



BEDROOM FOUR

8'9 x 8'8 (2.67m x 2.64m)

Single bedroom with wardrobe recess area, currently being used as a Study.



FAMILY BATHROOM

9' x 6'7 (2.74m x 2.01m)

Three piece family bathroom suite.



GARDEN

Well fence rear garden with full width patio area and walkway, timber decking area, outside tap, power point, light, side access for bin storage, timber storage shed and gate leading to the garage and drive.



REAR ELEVATION



DRIVE AND GARAGE





Energy Efficiency Rating

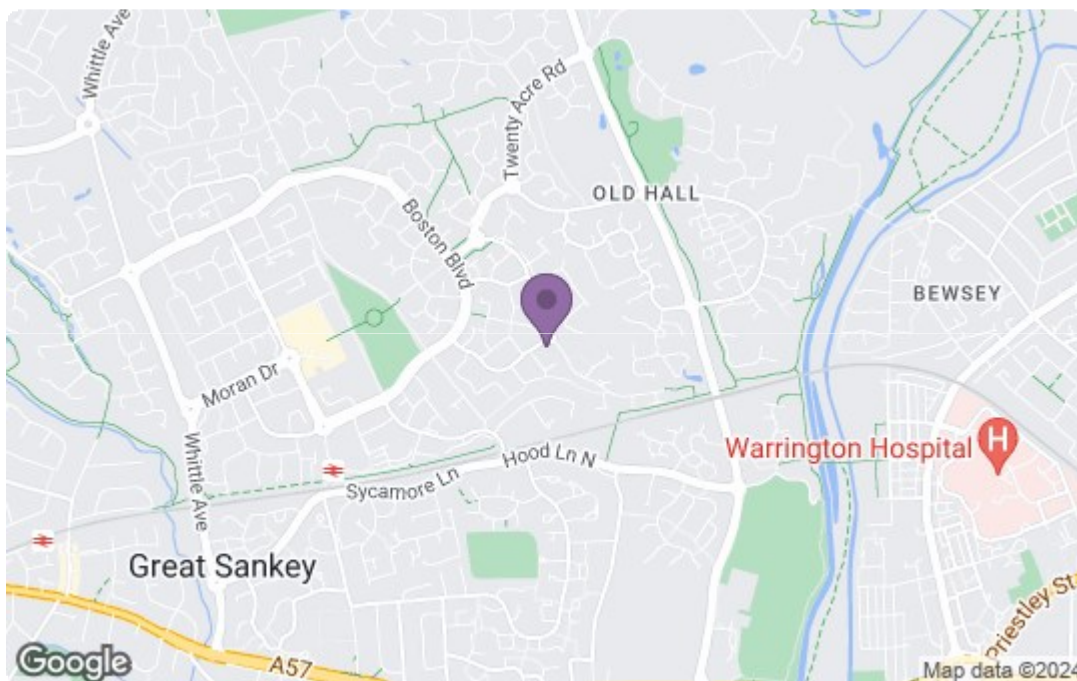
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	89

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		
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(81-91) B		78	
(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.