



HALTON KELLY  
INDEPENDENT PROPERTY SERVICES



45 Ketteringham Drive  
Gt Sankey, Warrington WA5 3UD

Offers Around  
£585,000

SPACIOUS FAMILY home, MILLER Construction, BUILT 2019, FIVE excellent Bedrooms, WONDERFUL Master Suite, GUEST En Suite, fabulous fully fitted Kitchen, DOUBLE Garage, SHOW HOME interior, FREEHOLD Title.

Halton Kelly are pleased to offer for purchase this five bedroom detached 'Shakespeare Design', Miller Constructed family home built in 2019. Ideally located for schools, Westbrook Centre, Gemini Centre and motorway networks, it is an absolute credit throughout to our vendors and is just ready for the new owners to move in.

The property offers a spacious Entrance Hall which is tiled through to the ground floor W.C, and storage cupboard, dual aspect Family Lounge and further Reception Room, a lovely open plan Breakfast/Kitchen with Dining area, the Master Suite boasts a separate Dressing Room and four piece En Suite, Guest Bedroom with En Suite, three further bedrooms all of an excellent size and Family Bathroom.

Please note the Double Garage is an open space with no dividing wall and excellent for a conversion.

Tucked away in the development the outside has parking for two vehicles and the rear garden is well fenced, mainly to lawn with raised timber beds, patio area and gates to both sides of the property.

We are advised the property is Freehold Title, with a £16 per month Maintenance fee for communal areas and the boiler is serviced annually.

Please call Halton Kelly for further information and viewing arrangements.

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**ENTRANCE HALL**

A spacious Entrance Hall with tiled flooring through to under stairs storage cupboard, access to ground floor W.C. and stair well.



**GROUND FLOOR W.C.**

White two piece suite.



**STUDY**

10'10 x 7'3 (3.30m x 2.21m)

Further Reception room, currently being used as a Study.



**FAMILY LOUNGE**

24'4 x 11'3 (7.42m x 3.43m)

Dual aspect bay fronted Family Lounge with patio doors leading to the rear Garden.



**BREAKFAST/KITCHEN**

11'11 x 11'8 (3.63m x 3.56m)

Fabulous fully fitted Kitchen with wall and base units, four ring gas hob with overhead Zanussi extractor, Zanussi double oven, integral fridge/freezer, 1.5 bowl drainer, integral dish washer, centre island/breakfast bar with storage and access to separate Utility Room.

**DINING AREA**

11'9 x 8'8 (3.58m x 2.64m)

Open plan to the Kitchen with patio doors to the rear garden and access door to Entrance Hall.



**UTILITY ROOM**

10'10 x 7'3 (3.30m x 2.21m)

Fitted with base unit, plumbing for washing machine, under counter space for tumble dryer and external door to side of property.



**LANDING**

Storage cupboard and access to loft.



**MASTER SUITE**

**MASTER BEDROOM**

16'1 x 11'3 (4.90m x 3.43m)

Spacious dual aspect double Bedroom to front elevation with access to separate Dressing Room and four piece En Suite.



**DRESSING ROOM**

6'6 x 5'1 (1.98m x 1.55m)

With double integral mirrored sliding wardrobe.



**EN SUITE**

9'1 x 7'11 (2.77m x 2.41m)

Excellent four piece En Suite with separate shower cubicle.





**GUEST BEDROOM**

12'2 x 9'6 (3.71m x 2.90m)

Double Bedroom to the rear elevation with double integral sliding robes.



**GUEST EN SUITE**

7'7 x 6' (2.31m x 1.83m)

Three piece shower suite with ceiling spot lights.



**BEDROOM THREE**

11' x 10'6 (3.35m x 3.20m)

Double Bedroom to the rear elevation/



**BEDROOM FOUR**

11'2 x 10'7 (3.40m x 3.23m)

Double Bedroom to the front elevation.



**BEDROOM FIVE**

11'3 x 6'3 (3.43m x 1.91m)

Double Bedroom to the rear elevation with wall recess.



**FAMILY BATHROOM**

7'5 x 6'1 (2.26m x 1.85m)

Three piece Family Bathroom with ceiling spot lights.




**GARDEN**

Well fenced rear Garden, mainly to lawn, patio area, raised timber beds, outside tap and gated access both sides of the property.




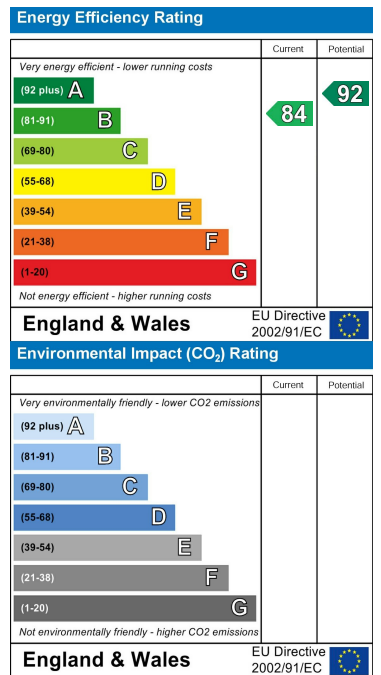
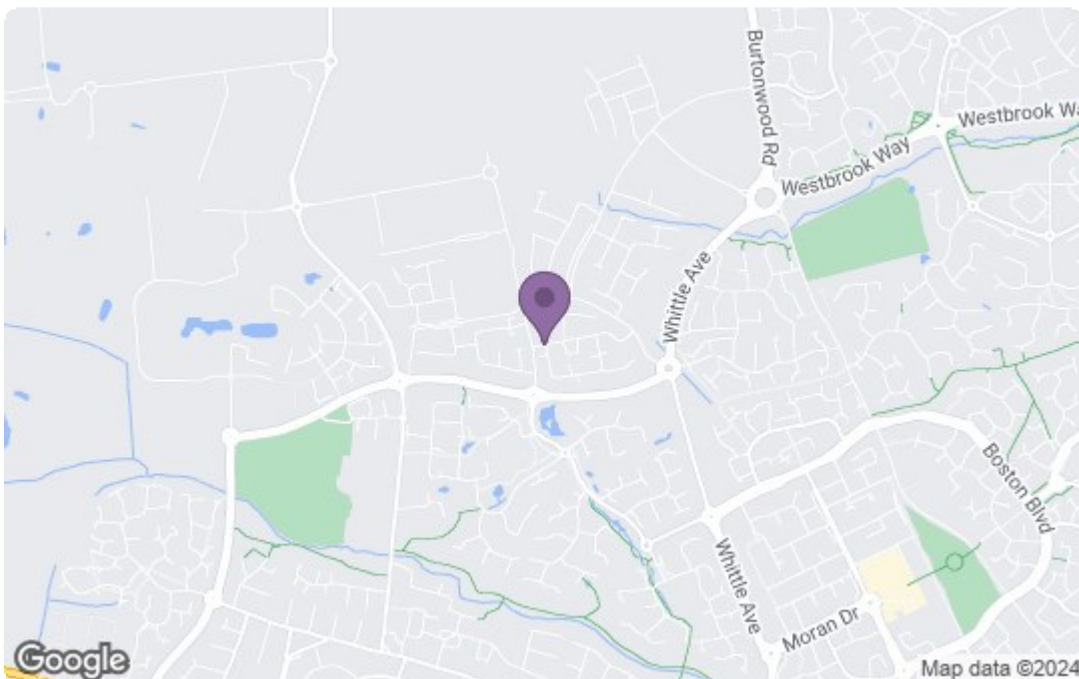


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.