



## 4 Dovestones Gt Sankey, Warrington WA5 3US

Offers Around  
£428,950

BELLWAY HOMES Construction, NEW 2019, EXCELLENT accommodation, FOUR bedrooms, EN SUITE facilities, NOT DIRECTLY overlooked, ELECTRIC garage door, FREEHOLD Title, SEPARATE Utility Room, FABULOUS FITTED Kitchen.

Halton Kelly are pleased to offer for purchase this Bellway Constructed, four bedroom Detached family home which was purchased new by our clients in 2019 and is situated on an excellent plot that is private to the rear.

A credit to the current owners throughout, our clients have upgraded the Garage with an electric up and over Garage door, there is also an EV Pod to the side along with a full width patio and there is also a fabulous hot tub (£6,500 new) which is available by separate negotiation. The vendors have confirmed it is Freehold Title with a small annual charge for state maintenance of £90.

Laid out as follows, Entrance Hall with side courtesy door to Garage, bay fronted Family Lounge, open plan Kitchen with side Family Space, separate Utility Room, ground floor W.C., Landing, Master Bedroom with feature window and fitted sliding robes, En suite facilities, three further Bedrooms and Family Bathroom.

Outside is mainly laid to lawn with a well fenced boundary and timber storage shed.

Please call Halton Kelly for further details and viewing arrangements.

**ENTRANCE HALL**

Tiled flooring, under stairs storage cupboard, access to stair well and courtesy door to Garage.



**FAMILY LOUNGE**

13' x 11'8 (3.96m x 3.56m)  
Bay fronted Family Lounge.



**KITCHEN/FAMILY SPACE**

20'10 x 11'2 (6.35m x 3.40m)

Fitted with wall and base units, four ring gas hob with overhead extractor, Zanussi double electric oven, integral fridge/freezer and dish washer, 1.5 bowl drainer and large French doors that give the illusion of bi fold doors to the rear garden.



**UTILITY ROOM**

7'9 x 5'9 (2.36m x 1.75m)

Fitted with wall and base unit, single bowl drainer, plumbing for washing machine and under counter space for tumble dryer, Logic boiler, access to W.C. and external door to rear garden.

**GROUND FLOOR W.C.**

Two piece suite.

**LANDING**

Airing cupboard and access to boarded loft with light and electricity.

**MASTER BEDROOM**

13' x 11'8 (3.96m x 3.56m)

Double Bedroom to the front elevation with feature arched window, fitted sliding mirrored robes and access to En Suite.



**EN SUITE**

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

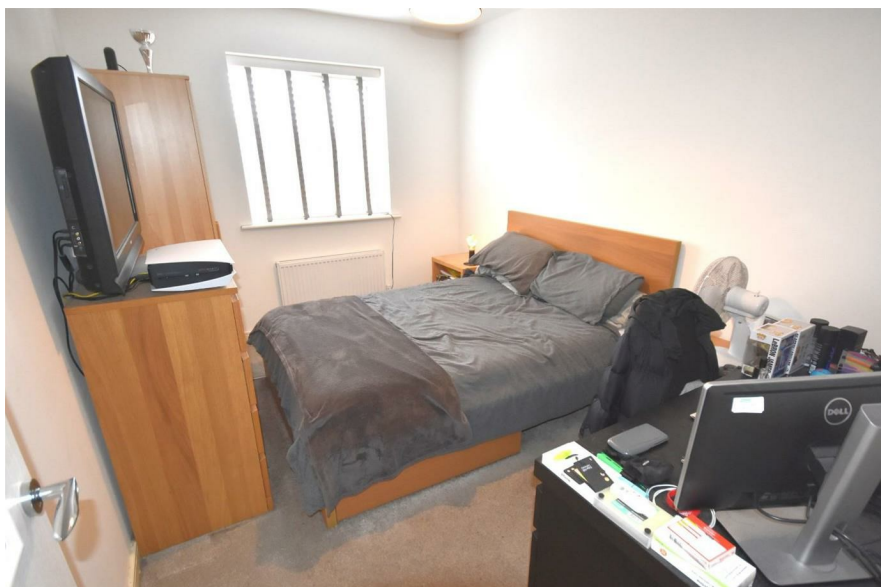
Three piece Shower Suite.



**BEDROOM TWO**

12'3 x 8'11 (3.73m x 2.72m)

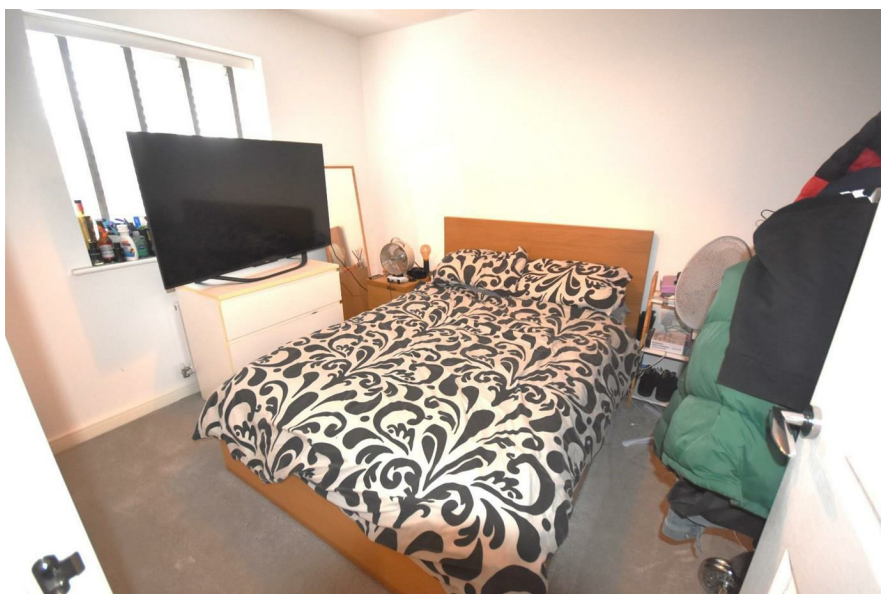
Double Bedroom to the front elevation.



**BEDROOM THREE**

11'10 x 8'10 (3.61m x 2.69m)

Double Bedroom to the rear elevation.



**BEDROOM FOUR**

11'1 x 8'9 (3.38m x 2.67m)

Good sized single Bedroom to the rear elevation.

**FAMILY BATHROOM**

8'11 x 6'2 (2.72m x 1.88m)

Three piece suite with shower over bath.



**GARDEN**

A well fenced rear garden not directly overlooked, mainly to lawn with full width patio area, outside power points, tap, lighting, Timber storage shed and side gate to front of property.





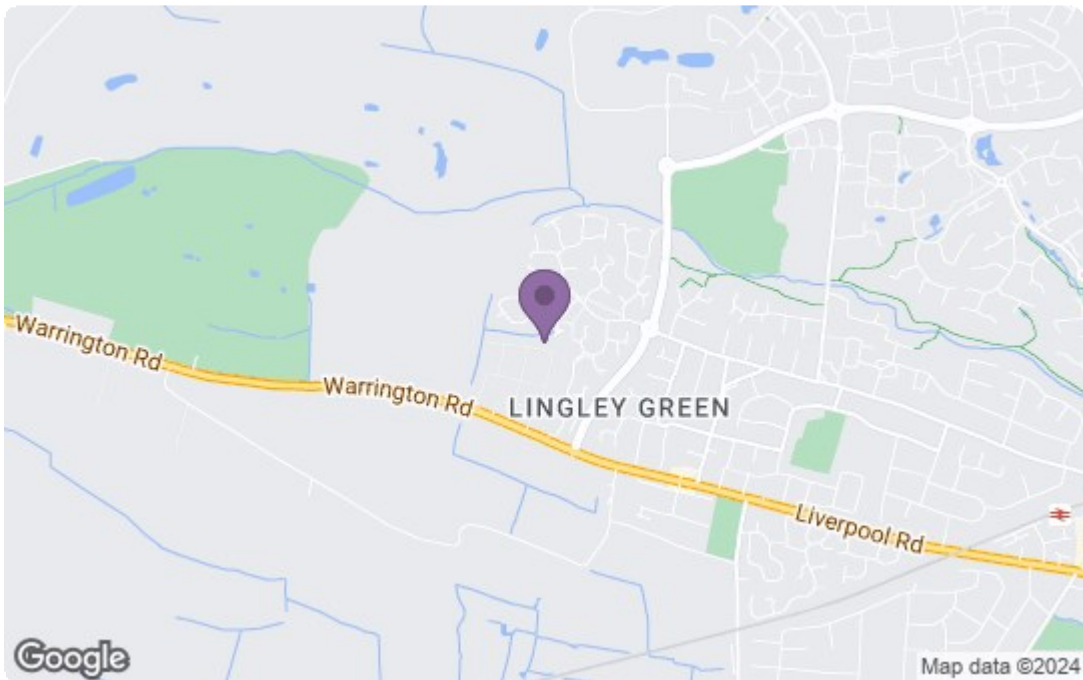


### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</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>  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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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.