



25 Jackson Street  
Burtonwood, Warrington WA5 4HN

Offers Around  
£238,500

SEMI Detached DORMER, TWO Bedrooms, Leasehold Title 999 Years, OPEN PLAN Kitchen/Dining, UPVC DG & GCH, Garden OFFICE, GOOD sized Plot, Ground floor SHOWER Suite, VACANT Possession considered, EN SUITE facilities.

Halton Kelly are delighted to offer for purchase this two bedroom family home situated close to local amenities and motorway networks. This property also offers a separate Office/Workshop space in the garden.

Briefly laid out as follows, from the front Entrance Door into a lovely, bright, spacious Lounge with working open brick fireplace, double doors into the open plan Dining Room and Kitchen, Conservatory with radiator, ground floor Shower Suite, to the first floor is a Master Bedroom with En suite and single Bedroom.

Outside to the front is off road parking, the rear garden has a concrete boundary and is mainly to lawn with a patio area, the Garage has been converted to an Annexe with lighting and power, ideal for an Office/Workshop.

We are advised the property is Leasehold Title with a Ground Rent fee of £7pa and our clients will consider Vacant Possession.

Please call Halton Kelly for further information and viewing arrangements.

**LOUNGE**

20'4 x 17'11 (6.20m x 5.46m)

A lovely spacious, light lounge with working open brick fireplace.





**DINING ROOM**

12'4 x 11'5 (3.76m x 3.48m)

Open plan staircase and sliding patio doors to Conservatory, access into the Kitchen.



**CONSERVATORY**

12'8 x 11'4 (3.86m x 3.45m)

Ceramic tiled flooring, radiator and single door to rear garden.



**KITCHEN**

15'9 x 8'3 (4.80m x 2.51m)

Open plan from the Dining Room, fitted with wall and base units, single bowl drainer, integral electric hob with overhead extractor, electric oven, plumbing for washing machine, space for American style fridge/freezer and access door to the Shower Suite.





**BATHROOM SUITE**

Three piece suite with shower over bath.



**LANDING**

Small Landing with access to both bedrooms.



**BEDROOM ONE**

15'1 x 8'11 (4.60m x 2.72m)

Double Bedroom to the first floor.



**EN SUITE**

Three piece shower suite.



**BEDROOM TWO**

10'9 x 6'5 (3.28m x 1.96m)  
Single Bedroom.





**GARDEN**

Low maintenance concrete boundary, mainly to lawn with patio area and access to separate Office/Workshop/Craft Room.





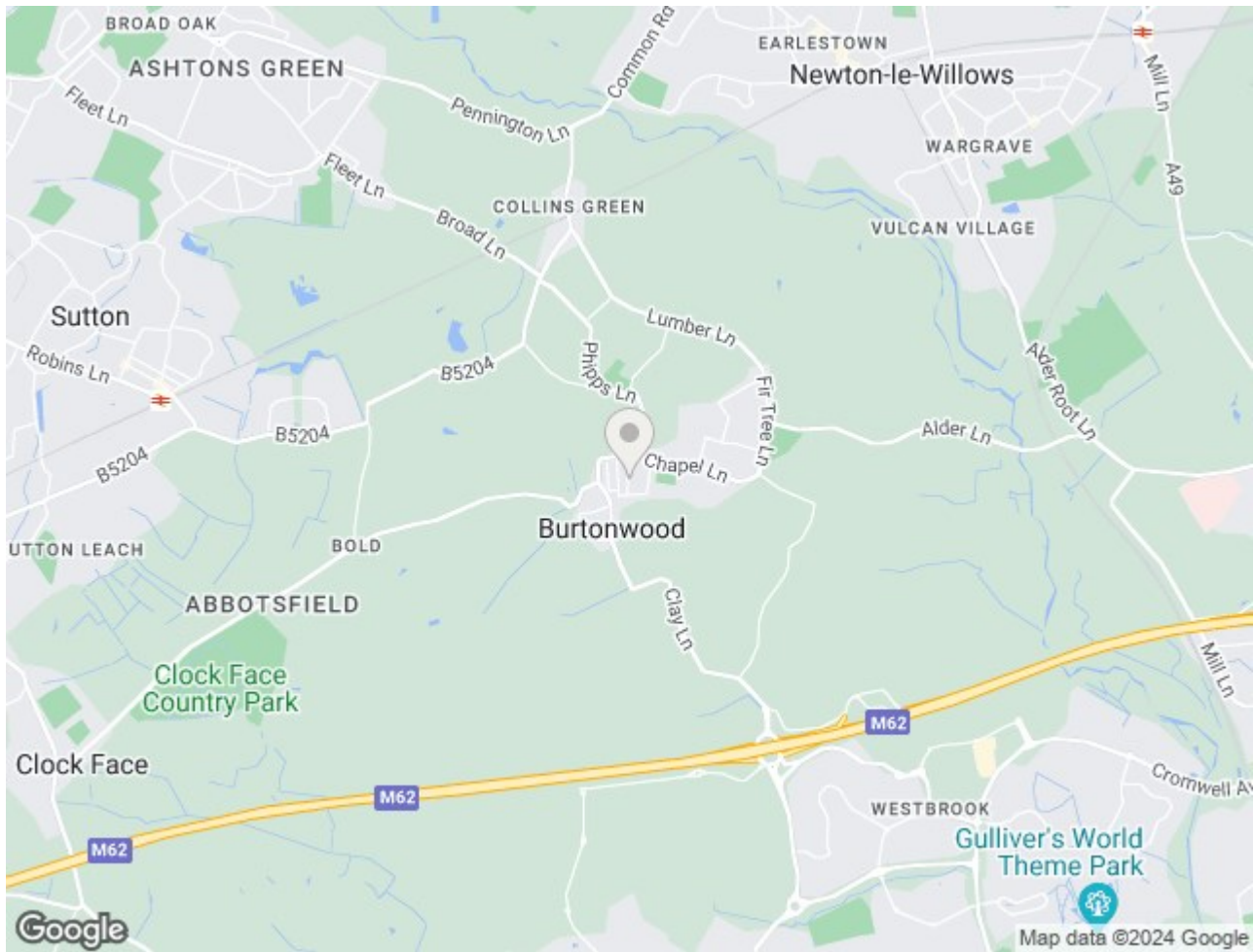
**GARDEN OFFICE/WORKSHOP**

7'9 x 7'2 (2.36m x 2.18m)


Separate Garage conversion, ideal for an Office/Workshop/Craft Room. Currently being used as a third Bedroom.




**STORAGE SPACE IN GARDEN OFFICE**



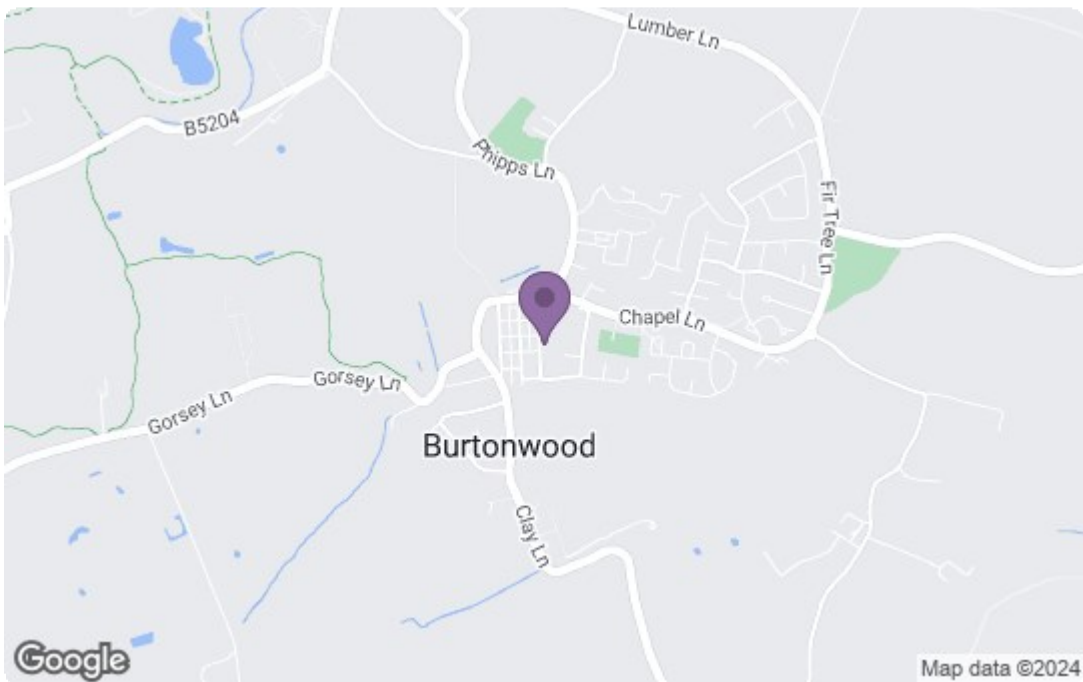
### Energy Efficiency Rating



	Current	Potential
<i>Very energy efficient - lower running costs</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 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>		
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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.