



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



8B Maliston Road
Gt Sankey, Warrington WA5 1JR

Offers Around
£309,950

DETACHED family home, FOUR bedrooms, FREEHOLD Title, GARAGE conversion, EN SUITE facilities, CONSERVATORY, VACANT Possession, SEPARATE Utility room, ACCOMPANIED viewings, DONT MISS THIS!

Halton Kelly are delighted to offer for purchase this four bedroom detached property with great kerb appeal. This well proportioned family home is neutral and contemporary throughout with a fantastic opportunity to design as you would wish. With an abundance of living space and storage, viewing is highly advised to appreciate the scope and space on offer.

The property itself is well positioned on the quiet residential road and is set on a decent plot with an attractive driveway, handy side space, a private enclosed rear garden and pretty patio area.

With sought after schools close by, transport links and amenities this is an ideal family home to be enjoyed for many years.

Briefly comprising; Entrance Hallway leading to Converted Garage ideal for a Study/TV room with a Utility/Storage space, open plan Living, Dining Room leading into the Kitchen and Conservatory. From the Lounge the staircase leads to the first floor. Landing, Master Bedroom with En-suite, Bedroom two, three and four and Family Bathroom.

We are advised by our client the property is Freehold Title.

Please contact Halton Kelly for further information and accompanied viewing arrangements.

Halton Kelly Independent Property Services, Westbrook House, 611 Westbrook Centre, Westbrook, Warrington, Cheshire, WA5 8UH
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ENTRANCE HALL

Double doors leading to Office with Utility/Storage Area. Doorway to open plan living areas.



OFFICE/TV ROOM

8'4" x 11'11" (2.56m x 3.64m)

Converted Garage to make a lovely room ideal for an office space or play room. Window to front aspect. Doorway to Utility/Storage Area



FAMILY LOUNGE

12'0" x 14'5" (3.66 x 4.40)

Light and airy room with window to the front aspect and feature contemporary fireplace. Opening into a spacious dining room with open plan Kitchen. Access to Conservatory.



DINING ROOM

12'0" x 8'11" (3.66 x 2.74)

Access to the staircase leading to the first floor.



CONSERVATORY

10'3" x 11'5" (3.14 x 3.48)

Large room with access to the rear garden and patio area. Ideal for alfresco dining and low maintenance with the added benefit of mature shrubs and handy side access to the property.



KITCHEN

8'4" x 8'11" (2.56 x 2.74)

Beautifully fitted kitchen, wall and base units with complementary work surfaces above. Integrated dishwasher and gas oven and hob with extractor above. Space for a free standing fridge freezer. Window overlooking the private rear garden.

**UTILTY ROOM**

8'4" x 6'6" (2.56m x 2m)

Boiler. Useful storage space with worktops and shelving.



LANDING

Loft access. Window to side aspect



MASTER BEDROOM

10'11" x 11'4" (3.33 x 3.46)

Double Bedroom with fitted mirrored sliding wardrobes. Access to En-Suite Shower room



EN-SUITE

4'2" x 5'3" (1.27m x 1.60m)

Fully tiled with corner electric shower, hand wash basin and W.C.



BEDROOM TWO

9'5" x 8'2" (2.89 x 2.50)

Double Bedroom with dual window to front.



BEDROOM THREE

10'11" x 8'11" (3.33 x 2.74)

Double Bedroom, window to rear aspect



BEDROOM FOUR

6'5" x 8'11" (1.98 x 2.74)

Fitted single bed integrated with window to rear.

**FAMILY BATHROOM**

6'2" x 5'6" (1.90 x 1.68)

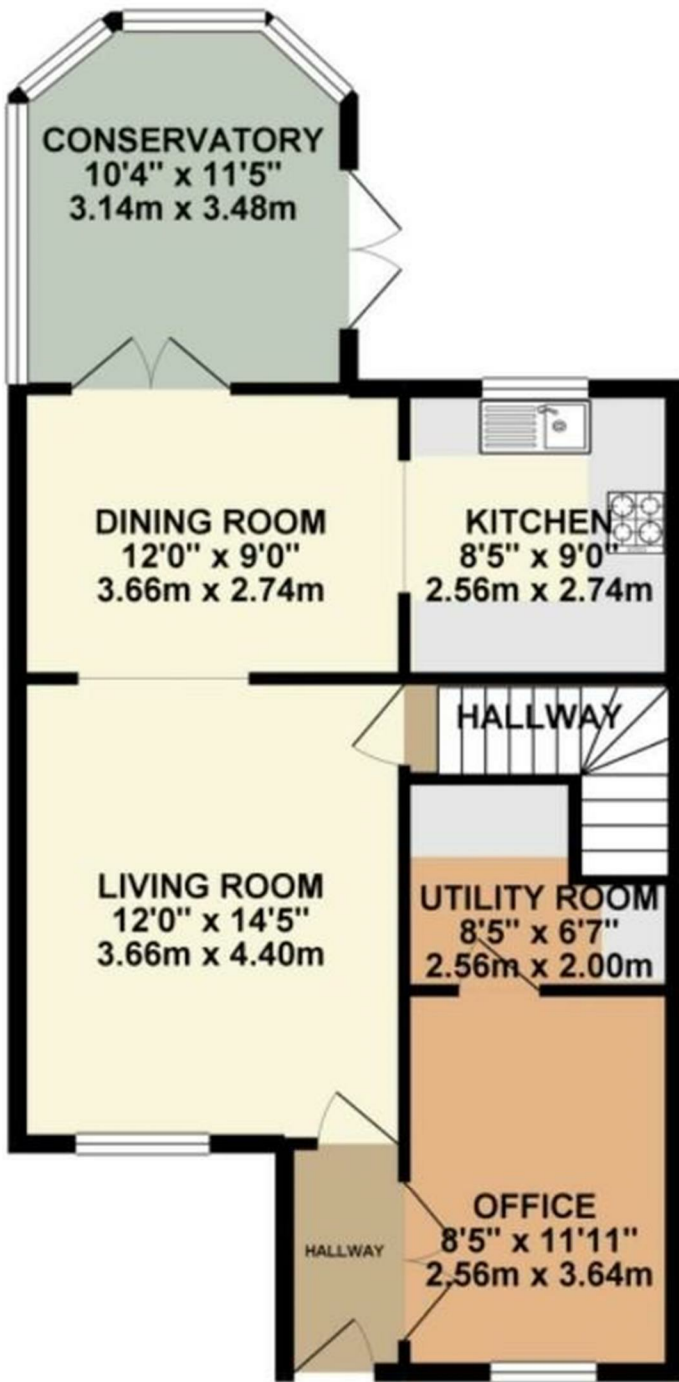
Fully tiled with three piece suite consisting of a corner bath with hand wash basin, W.C and contemporary fittings. Window to rear.

**GARDEN**

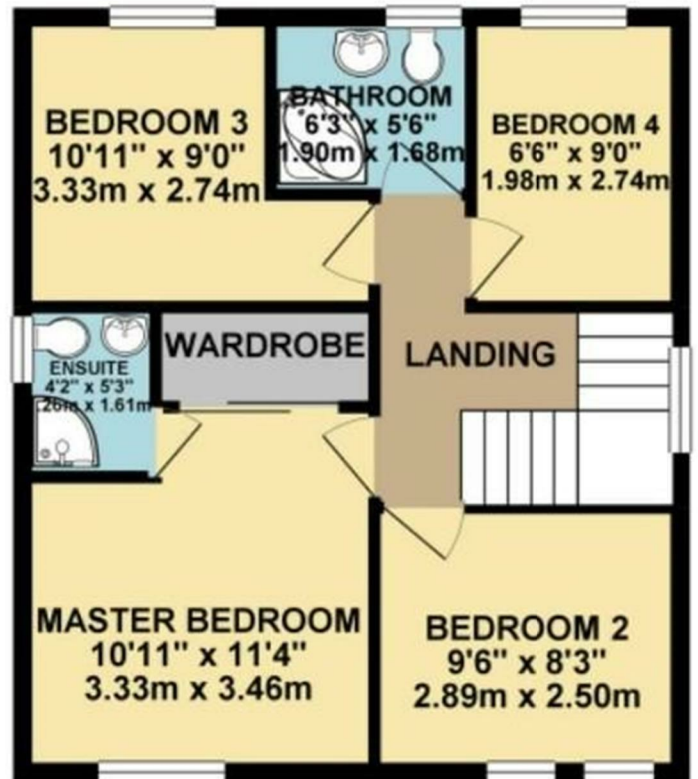
On approach the property has a well maintained driveway with attractive appeal and secure side access ideal for bin storage. To the rear the enclosed garden area offers privacy and would be lovely during summer months with an Astro turfed area and patio for entertaining. Viewing is highly advised to appreciate all on offer for this well proportioned family home.



GROUND FLOOR 676.27 sq. ft.
(62.83 sq. m.)



1ST FLOOR 478.59 sq. ft.
(44.46 sq. m.)



TOTAL FLOOR AREA : 1154.86 sq. ft. (107.29 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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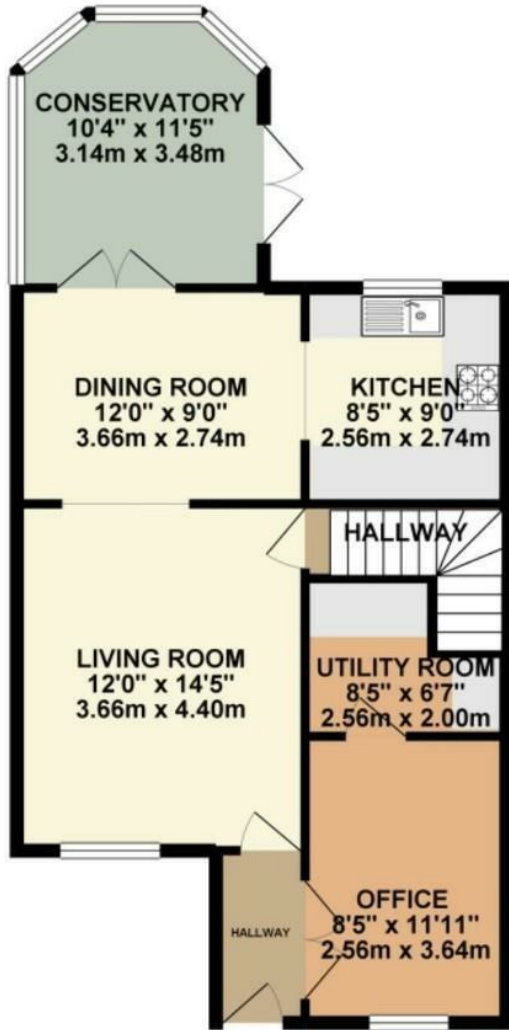
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

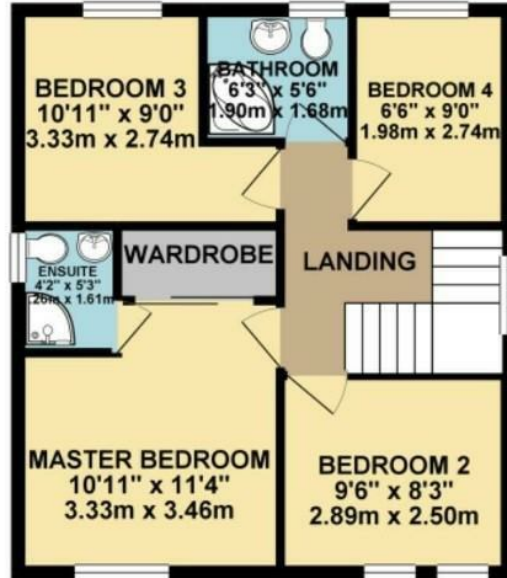
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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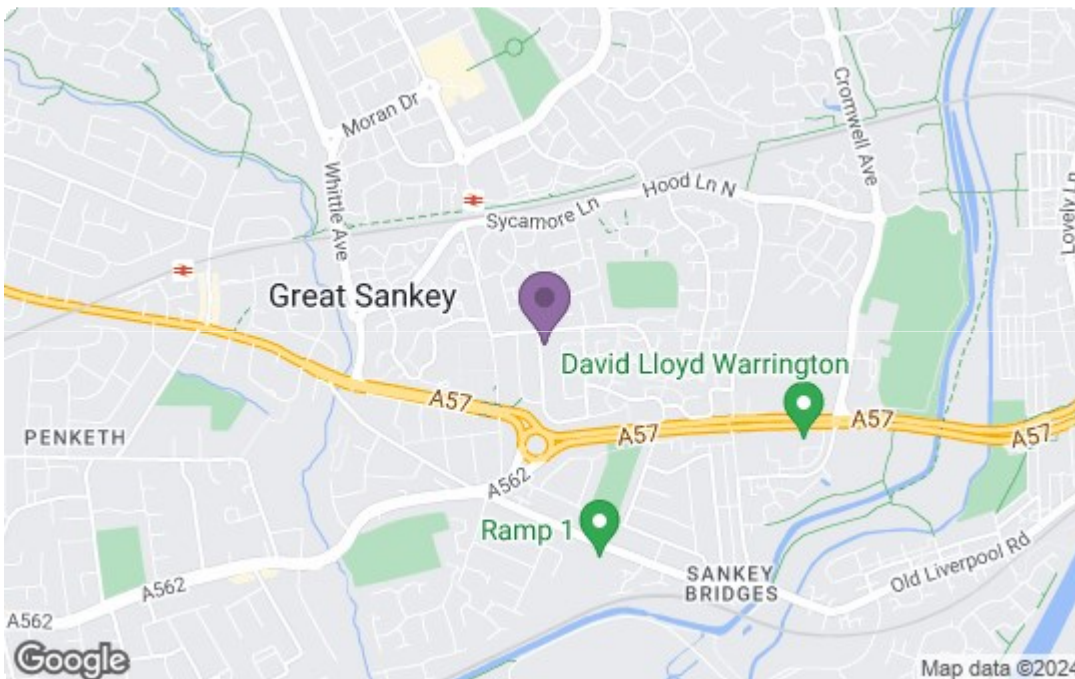


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.