



3 Brookvale Close
Burtonwood, Warrington WA5 4LP

Offers Over
£350,000

EXTENDED Detached House, FOUR Bedrooms, FREEHOLD Title, SEPARATE Accommodation, FANSTASTIC fitted Kitchen/TV Room, Elevated position, EXCELLENT Plot, Block paved DRIVEWAY, HIGH QUALITY fixtures and fittings, PRISTINE rear Garden.

Halton Kelly are delighted to offer for purchase this extended four Bedroom Detached family home, which is an absolute credit to the current owners throughout. Lovingly refurbished to a high specification and of particular note is the double tandem Garage, which has been converted to a bedroom with en suite and separate Office space.

Briefly laid out as follows, Entrance Hall, ground floor W.C., Family Lounge, stunning fully fitted extended Kitchen/Dining Area with side TV/Living area, Landing, main Bedroom with fitted wardrobes, three further Bedrooms and Bathroom.

Outside to the front is a good sized elevated block paved drive and the rear garden has been well thought out with lawn, paved pathway and steps to a paved patio area and timber decking area.

We are advised the property is Freehold Title and the Combi boiler is serviced annually.

Please call Halton Kelly for further details and viewing arrangements.

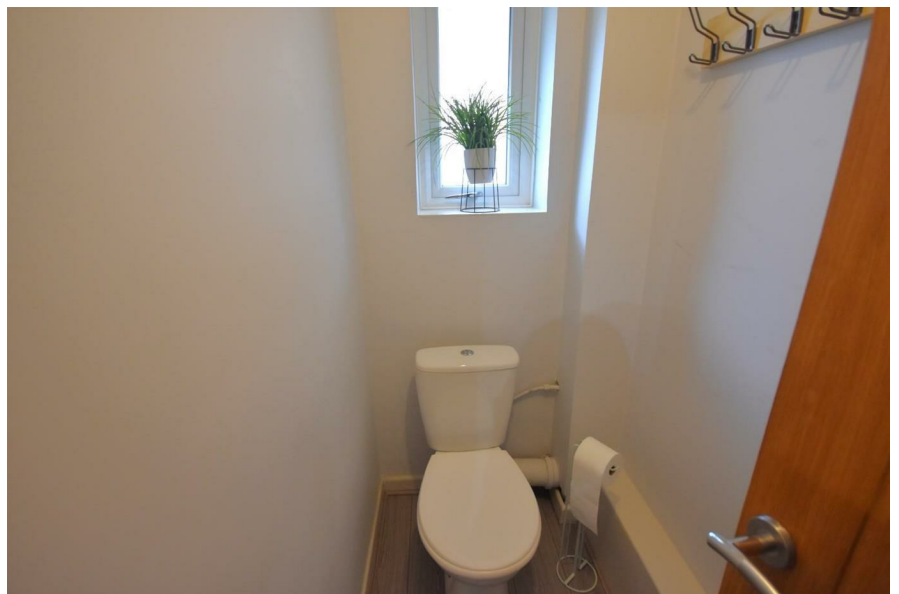
ENTRANCE HALL

Feature Anthracite wall radiator, access to ground floor W.C. and to solid Oak stair well.



GROUND FLOOR W.C.

Two piece W.C.



FAMILY LOUNGE

18'11" x 10'11" (5.77 x 3.33)

Dual aspect Family Lounge with media wall and feature Anthracite wall radiator.



KITCHEN/DINING AREA

11'0" x 9'3" (3.35 x 2.82)

Fitted with wall and base units, breakfast bar, integral fridge/freezer, microwave, double electric ovens, single bowl drainer and plumbing for washing machine. The Dining Area is to the side of the Kitchen and followed by the Living Space.



LIVING SPACE

From the Kitchen/Dining Area and great Living Space with Velux style window and double opening patio doors to the rear Garden.



LANDING

Access to part boarded loft with electrics.



BEDROOM ONE

11'3" x 11'0" (3.43 x 3.35)

Double Bedroom to the front elevation with fitted mirrored sliding wardrobe.



BEDROOM TWO

11'2" x 7'10" (3.40 x 2.39)

Double Bedroom to the rear elevation.



BEDROOM THREE

10'8" x 7'5" (3.25 x 2.26)

Double Bedroom to the rear elevation.



BEDROOM FOUR

10'9" x 7'3" (3.28 x 2.21)

A good sized fourth Bedroom.



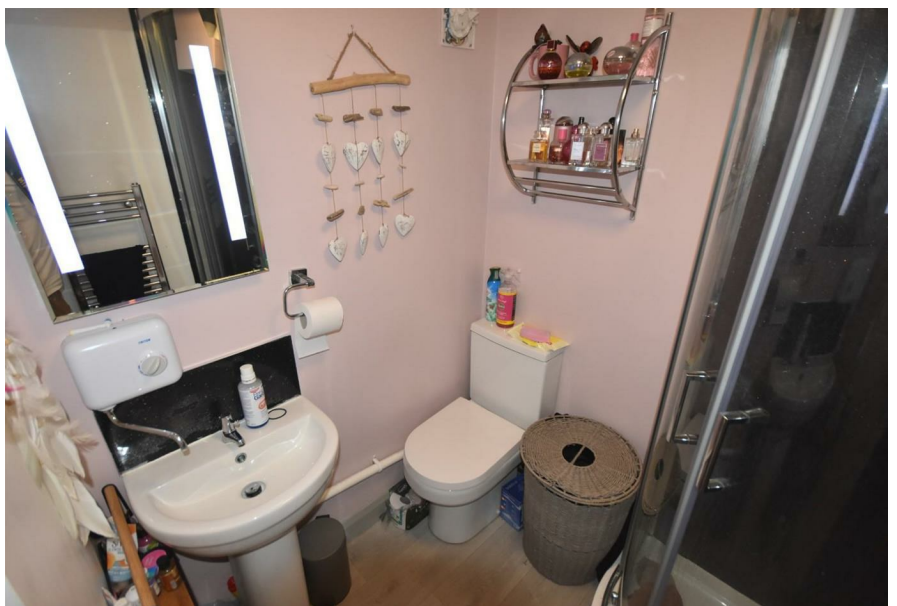
BATHROOM

White three piece suite with shower over bath.



SEPARATE BEDROOM/EN SUITE

Converted from the double tandem Garage and accessed via a separate door to the Office, a double Bedroom with En suite.



SEPARATE OFFICE SPACE

Office space with its own access door.



GARDEN

Mainly to lawn with pathway leading to raised patio and timber decking area.



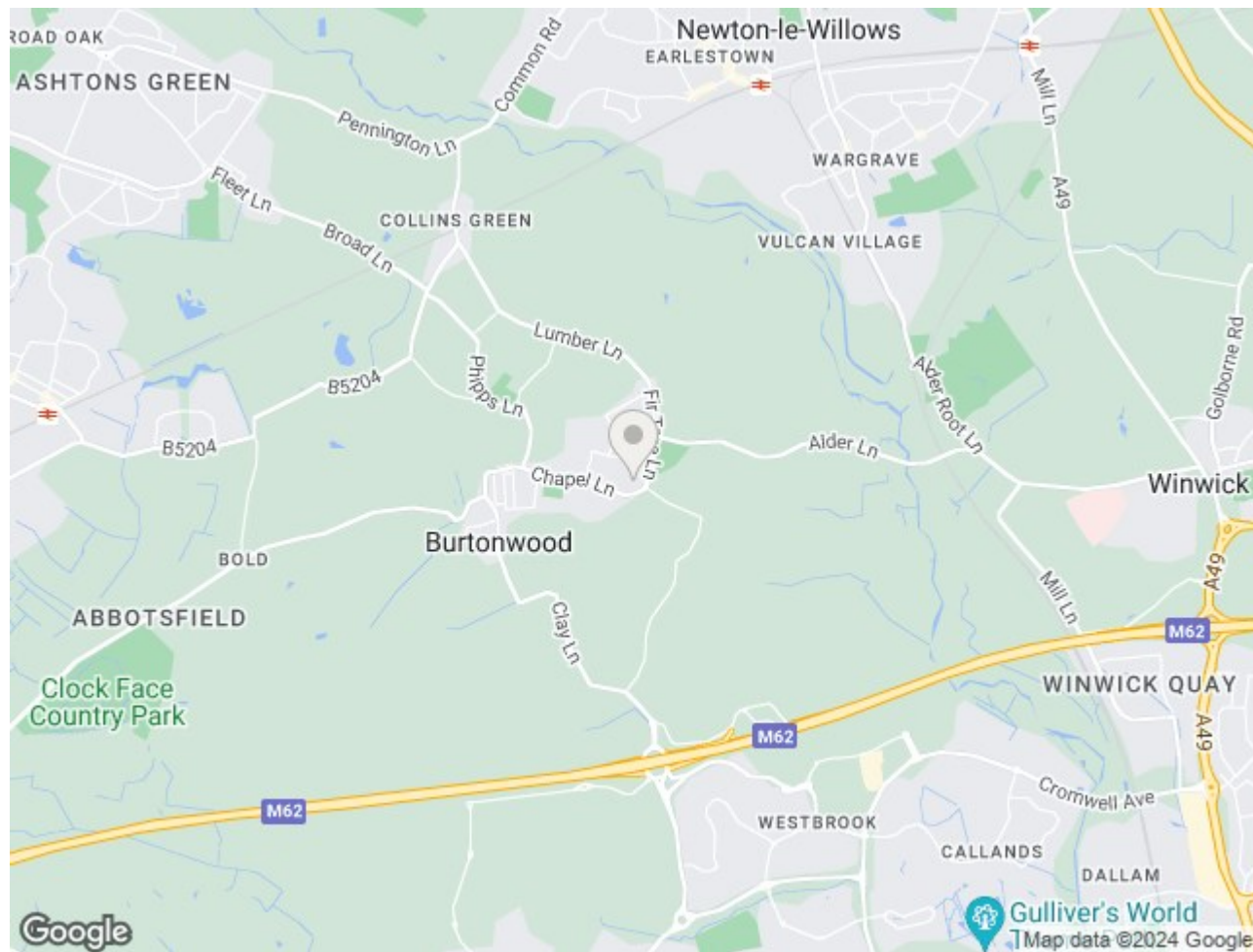
ELEVATED PATIO AREA



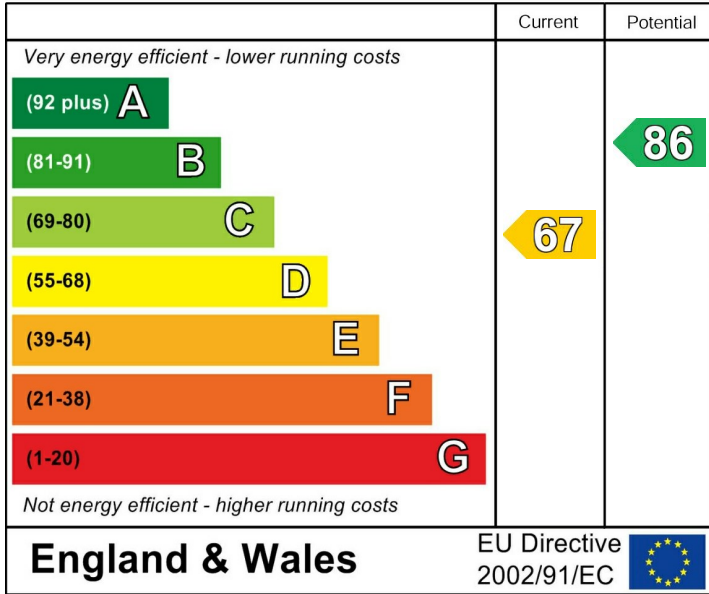
REAR ELEVATION



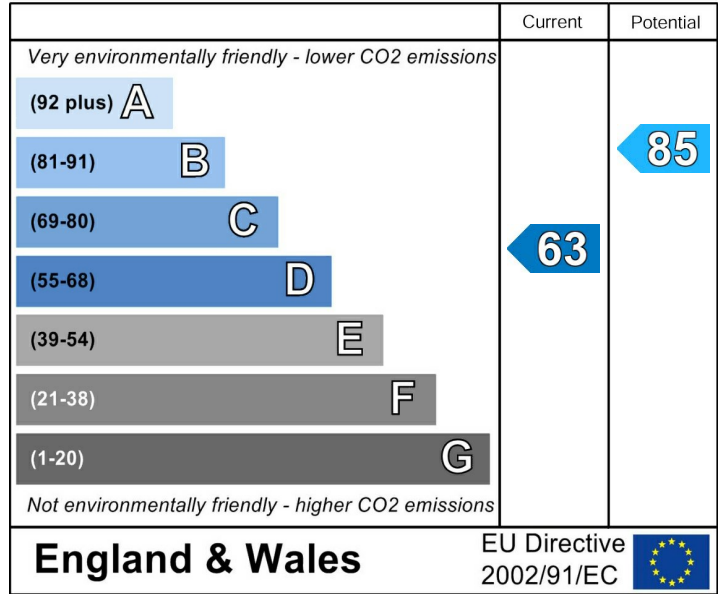
VIEW FROM FRONT OF PROPERTY

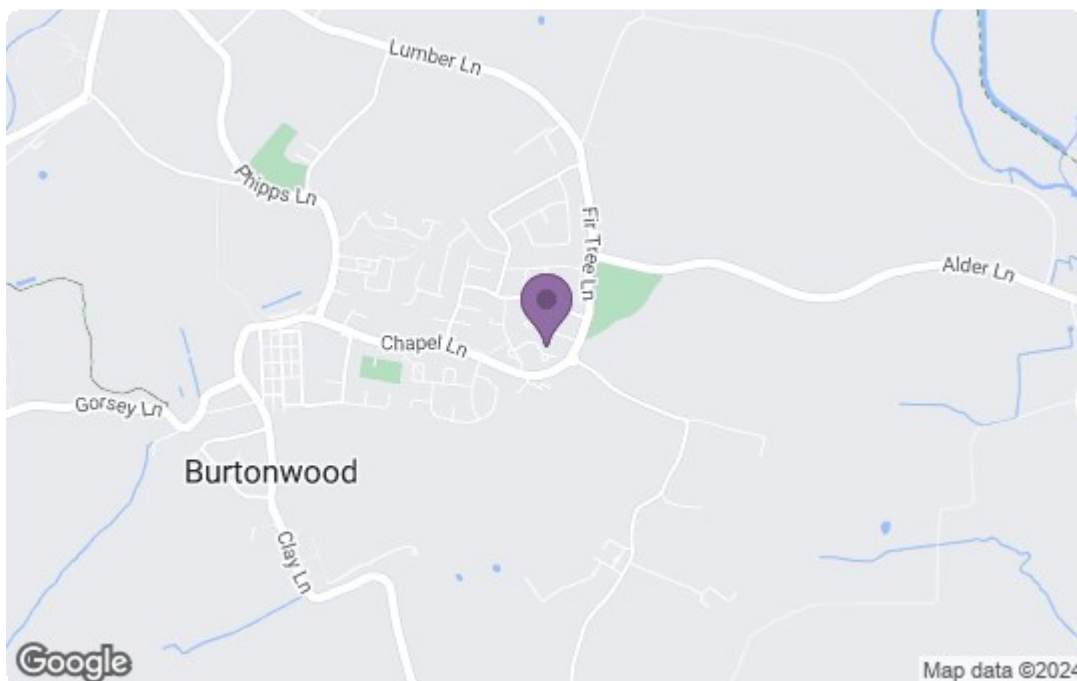


Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.