



**7 Stockdale Drive
Whittle Hall, Warrington WA5 3RU**

**Offers Around
£308,000**

DETACHED property, THREE bedrooms, FREEHOLD Title, SMALL cul de sac, ORANGERY Extension, EN SUITE facilities, SINGLE Garage, Double Glazed, EXCELLENT Address, MOTIVATED Vendors..

Halton Kelly are delighted to offer for purchase this three bedroom Detached house situated in a quiet cul de sac position in the popular development of Whittle Hall which is close to many local amenities including schools, train station (Warrington West) and motorway networks. Of particular note, is the attractive front lounge room which has a feature wood burner and leads through to the Orangery extension. We are advised by our clients it is Freehold Title.

Briefly laid out as follows, Entrance Hall, ground floor W.C., Lounge through to Orangery, Fitted Kitchen with a range of integral appliances and Natural Oak wood work tops, Landing with loft access, Master Bedroom with En suite, a Second double Bedroom and a Third single bedroom. There is also a three piece fully tiled modern shower suite which we are informed was fitted approximately 3 years ago.

The rear garden is of a good size and mainly to lawn with a sunny patio area and access door into the single garage.

The driveway provides parking for two vehicles and leads to a single garage which has power and lighting.

Please call Halton Kelly for further information and viewing arrangements.

ENTRANCE HALL

13'2 x 6'2 (4.01m x 1.88m)

Access to ground floor accommodation and under stairs storage cupboard.



GROUND FLOOR W.C

Modern two piece suite.



LOUNGE

15'6 x 13'2 (4.72m x 4.01m)

Lovely front Lounge room through to Orangery with feature wood burner and laminate wood flooring.



ORANGERY

13'9 x 12'2 (4.19m x 3.71m)

Matching laminate wood flooring to lounge with double opening patio doors leading to patio area.



KITCHEN

8'6 x 8'2 (2.59m x 2.49m)

Fitted Kitchen with four ring ceramic hob, overhead extractor fan, integral electric oven, integral dish washer, integral fridge/freezer, integral microwave, single bowl drainer, concealed lighting to wall units, Natural Oak wood work tops, washing machine (may remain) and tiled flooring.



LANDING

Access to airing cupboard and loft access (boarded) with drop down ladder.



MASTER BEDROOM

9'6 x 8'6 (2.90m x 2.59m)

Double Bedroom to rear elevation and 2 integral wardrobes.



EN SUITE

Three piece shower suite with tiled flooring, corner shower and chrome wall radiator.



BEDROOM TWO

9'4 x 7'10 (2.84m x 2.39m)

Double Bedroom to rear elevation.



BEDROOM THREE

8'2 x 5'10 (2.49m x 1.78m)

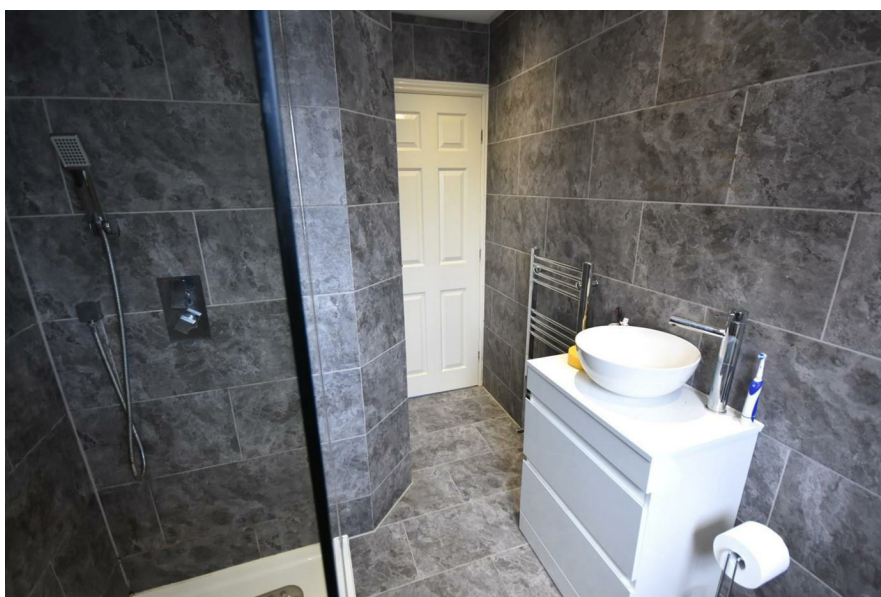
Single Bedroom to front elevation.



SHOWER SUITE

6'0 x 6'4 (1.83m x 1.93m)

Three piece fully tiled modern shower suite which we are informed was fitted approximately 3 years ago. Large walk-in shower, ceiling spotlights and chrome wall radiator.



GARDEN

Mainly to lawn rear garden with a well fenced boundary which we are informed is south facing, timber storage shed to remain which can be used as on office work space and has power. There is also access down one side of the property.




PATIO AREA

A lovely patio area with Indian stone terracing, ideal for outside dining or family entertainment, outside tap, outside lighting and door into single garage.






Energy Efficiency Rating

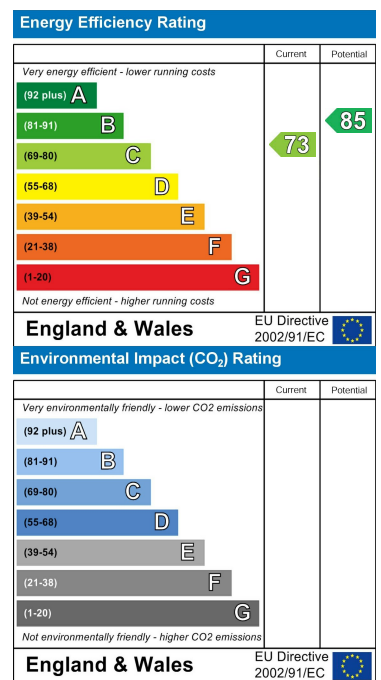
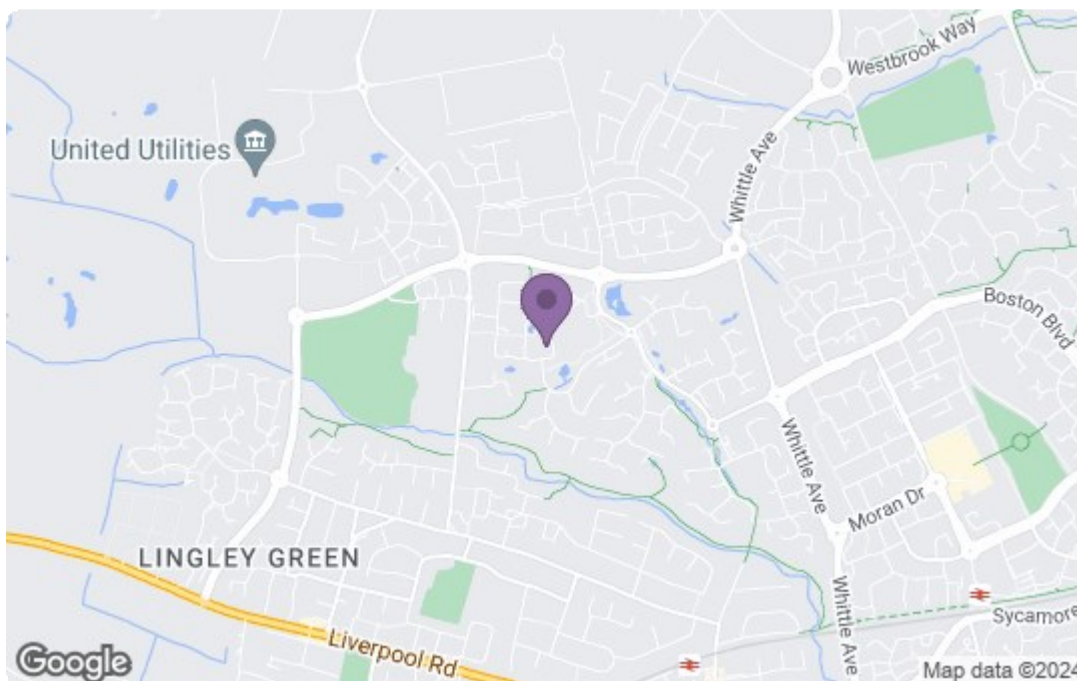
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.