



3 Beverley Road
Gt Sankey, Warrington WA5 1EX

Offers Around
£224,000

End TERRACE, three DOUBLE Bedrooms, GREAT plot, FREEHOLD Title, NO UPWARD chain, well presented IDEAL first purchase, CONSERVATORY, ACCOMPANIED viewings, DON'T MISS THIS.

Halton Kelly are delighted to offer for purchase this great three double Bedroom end Terrace property with Conservatory on a good sized plot. We are advised it is Freehold Title. The property is ideally located for schools, is in easy walking distance to local amenities, Sankey Valley Park, bus routes and train station, by car Warrington Town Centre, Gemini Centre, Westbrook Centre and the motorway networks are a 10 minute drive. Briefly comprising Entrance porch, Entrance Hall with under stairs storage, downstairs Shower Suite, Lounge, Kitchen/Diner, Conservatory, Landing and three double Bedrooms. Please note there is no bathroom/toilet upstairs.

Outside to the front is driveway parking for several vehicles leading to a car port and the rear garden is maintenance free.

Please call Halton Kelly for further details and accompanied viewing arrangements.

ENTRANCE PORCH

Giving access to the Entrance Hall.



ENTRANCE HALL

Under stairs storage and access to stair well.



DOWNSTAIRS SHOWER SUITE

8'7 x 6'1 (2.62m x 1.85m)

Modern three piece suite with large walk-in shower, ceiling spots and chrome wall radiator.



LOUNGE

16'2 x 15'1 (4.93m x 4.60m)

Gas fire to surround with feature brick units and access to Kitchen/Diner.



KITCHEN/DINER

18'2 x 7'8 (5.54m x 2.34m)

Fitted with wall and base units, free standing four ring gas cooker, 1.5 bowl drainer, space for free standing fridge freezer, dining area, access door to the Conservatory and external door to the garden.



CONSERVATORY

16'5 x 9'6 (5.00m x 2.90m)

Good sized Conservatory with radiator, aerial point and single door to the garden.



LANDING

Access to partially boarded loft.



BEDROOM ONE

15'5 x 10'3 (4.70m x 3.12m)

Dual aspect double bedroom to the front elevation with cupboard housing Ideal combi boiler, (we are advised the boiler is 5 years old).



BEDROOM TWO

13'6 x 8'4 (4.11m x 2.54m)

Double bedroom to the rear elevation with integral storage cupboard.



BEDROOM THREE

11'2 x 9'5 (3.40m x 2.87m)

Double bedroom to the rear elevation.



GARDEN

Good sized maintenance free rear garden with patio terracing throughout and timber storage shed.




CAR PORT


Situated at the side of the property.

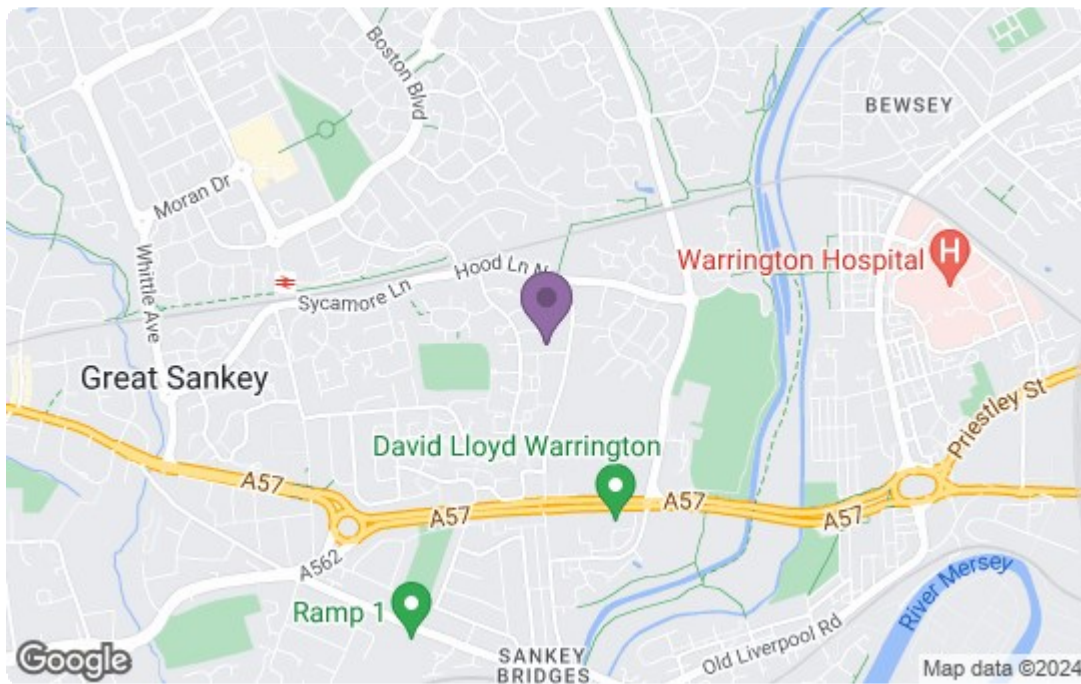


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

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	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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			
(81-91) B			
(69-80) C			
(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.