



4 Maliston Road
Gt Sankey, Warrington WA5 1JR

Offers Over
£238,500

SEMI DETACHED dormer, THREE EXCELLENT bedrooms, DECEPTIVELY spacious, FREEHOLD Title, NO ONWARD chain, TWO RECEPTION Rooms, MODERN Shower Suite, Boiler NEW 2023, Single detached GARAGE, CAVITY WALL insulation.

Halton Kelly are delighted to offer for purchase this well presented, immaculate three bedroom Semi Detached Dormer Bungalow circa 1971. Situated in Great Sankey and close to local amenities, we are advised it is Freehold Title and the boiler is new from 2023. Only offered for sale due to the vendor moving out of the area. With three bedrooms to the first floor and two receptions to the ground floor, this offers good accommodation. Briefly comprising, Entrance Porch, 'L' shaped Hallway, Lounge, Dining Room, ground floor Shower Suite, Kitchen, Landing, three Bedrooms.

Outside to the front is a neat garden with parking for several vehicles to a detached single garage. The low maintenance rear garden is mainly to lawn with aggregate borders and patio area.

Please call Halton Kelly for further information and viewing arrangements.

ENTRANCE PORCH

Double opening doors and laminate wood floor.



'L' SHAPED HALLWAY

'L' shaped Hallway with under stairs storage and stairwell access.



LOUNGE

14'2 x 10'9 (4.32m x 3.28m)

Situated at the front of the property with gas fire to marble surround.



DINING ROOM

12'5 x 8'2 (3.78m x 2.49m)

Rear of the property and can also be used as a Bedroom.



KITCHEN

11'5 x 10'2 (3.48m x 3.10m)

Fitted wall and base units, 1.5 bowl drainer, space for fridge/freezer, plumbing for washing machine and external door to rear garden.



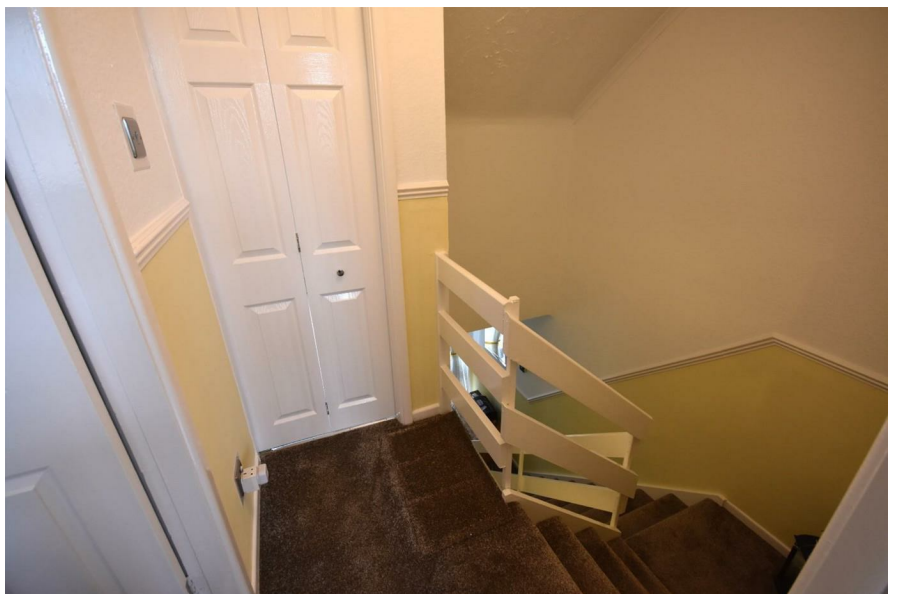
GROUND FLOOR SHOWER SUITE

Fully tiled Shower Room with corner cubicle and twin windows.



LANDING

Access to three Bedrooms.



BEDROOM ONE

13'7 x 11'5 maximum (4.14m x 3.48m maximum)

Double Bedroom situated at the rear of the property.



BEDROOM TWO

13'5 x 8' maximum (4.09m x 2.44m maximum)

Double bedroom with integral storage, front of property.



BEDROOM THREE

8'3 x 8'2 (2.51m x 2.49m)

Single Bedroom, rear of property.



GARDEN VIEW FROM BEDROOM THREE



GARDEN

A low maintenance, well fenced rear garden, mainly to lawn with aggregate borders, patio area and access door to single detached garage.

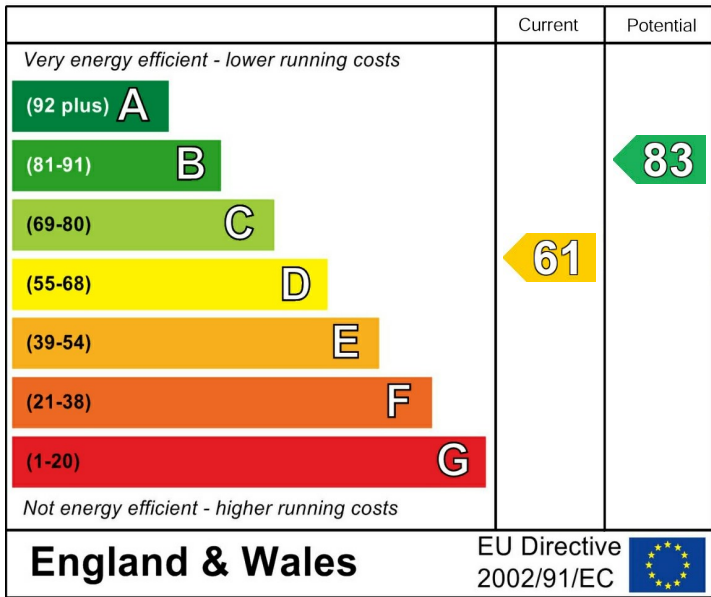


PATIO AREA

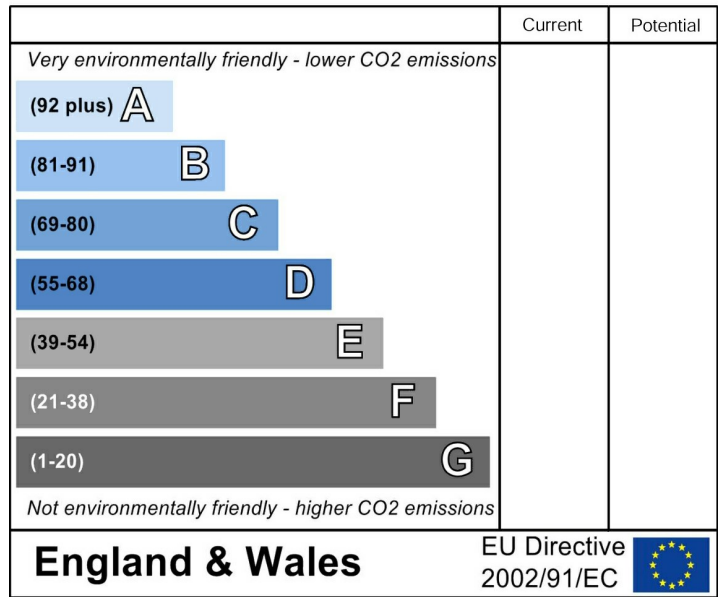


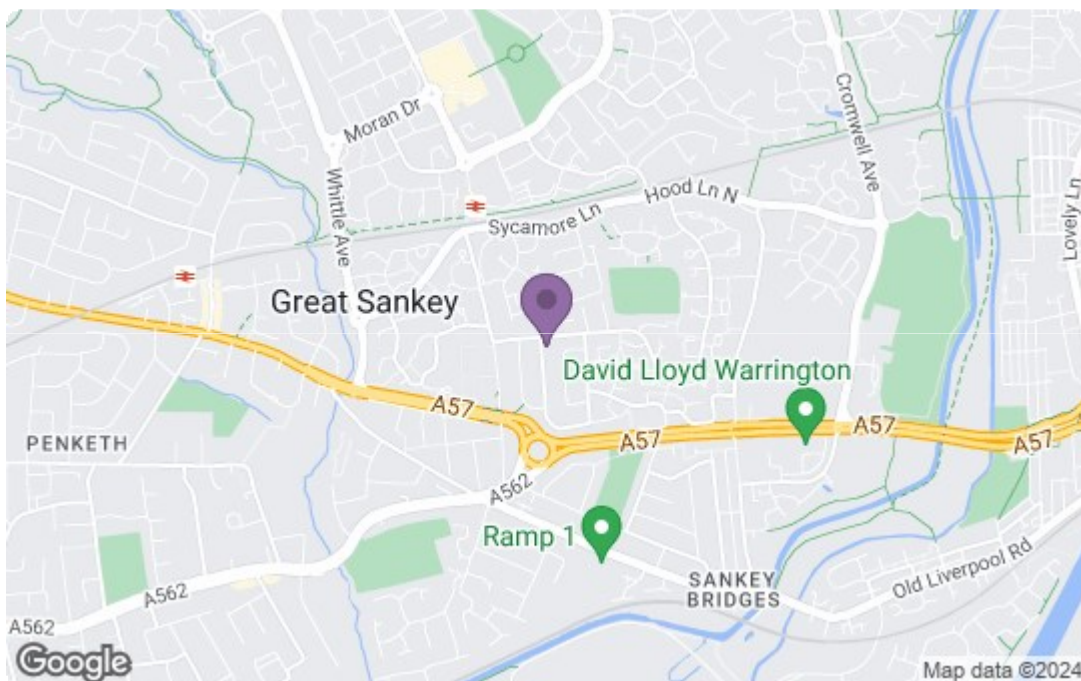


Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.