



21 Barford Close
Westbrook, Warrington WA5 8TL

Offers Around
£268,950

DETACHED Bungalow. THREE Bedrooms. OPEN PLAN lounge/diner. NO CHAIN. Close to many amenities. CUL DE SAC. FREEHOLD Title. DETACHED single Garage. SOUTHERLY Garden. IDEAL Retirement Bungalow.

Halton Kelly are delighted to offer for purchase this two Bedroom Detached Bungalow with two Reception rooms and single detached Garage. Tucked away in a quiet cul de sac, this is ideally located for those wanting a quiet, secluded property that is within easy walking distance of Westbrook Centre, Gemini Centre and a five minute drive to excellent motorway networks.

Briefly laid out as follows, Entrance Vestibule, to the left hand side there is a separate room ideal for a Study, open plan Lounge and Dining Area, fitted Kitchen, Inner Hall, two Bedrooms and three piece Bathroom suite.

Outside to the front is a well kept lawn, pathway and drive to a single detached Garage. The Southerly, low maintenance rear garden is well fenced with lawn, pathway/patio area and side gates to either side of the property,

We are advised the property is Freehold Title.

DON'T MISS THIS!!!

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

ENTRANCE VESTIBULE

Access to second room and open plan Lounge/Dining area.



STUDY

8'10 x 6'7 (2.69m x 2.01m)

With feature window, ideal for a Study.



OPEN PLAN LOUNGE/DINING AREA

19'5 x 10'7 (5.92m x 3.23m)

Triple aspect Lounge to the front elevation, gas fire, sliding door to the Kitchen and access door to the Bedrooms and Bathroom.



DINING AREA

8'8 x 7'10 (2.64m x 2.39m)

Open plan to the Lounge.



KITCHEN

8'2 x 7'2 (2.49m x 2.18m)

Fitted Kitchen with wall and base units, integral Electrolux oven and separate grill, four ring gas hob, single bowl drainer, plumbing for washing machine and external door to side of property.



INNER HALLWAY

Storage cupboard housing condenser boiler (we are advised is serviced annually) and access to both Bedrooms and Bathroom.



BEDROOM ONE

12'7 x 10'3 (3.84m x 3.12m)

Double Bedroom with loft access.



BEDROOM TWO

8'9 x 8'8 (2.67m x 2.64m)

Double bedroom to the rear elevation.



BATHROOM

6'4 x 5'5 (1.93m x 1.65m)

Three piece suite with shower over bath and tiled flooring.



GARDEN

Low maintenance, well fenced rear Garden, mainly to lawn with flagged pathway, outside tap and side gates giving access to the front of the property. The detached single Garage has lighting, electrics and frosted window.



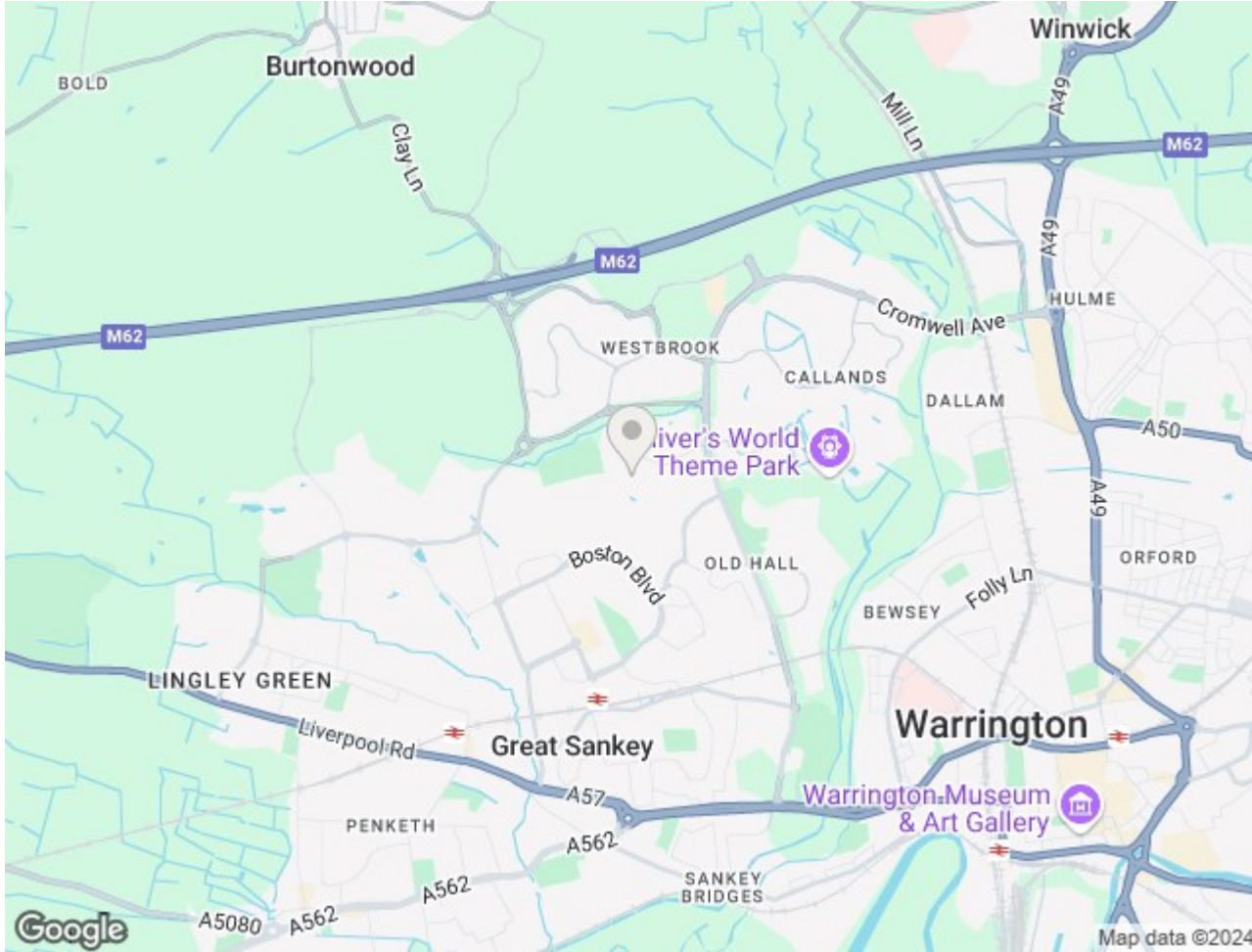
FRONT GARDEN

Mainly to lawn with a corner patio area.



VIEW FROM FRONT OF PROPERTY



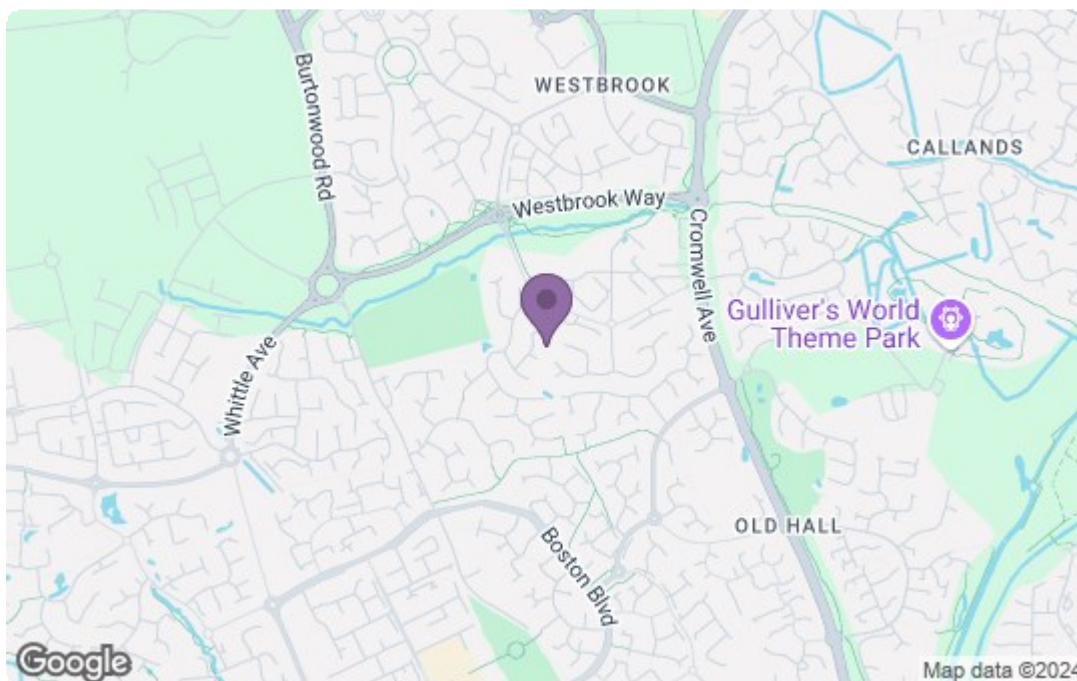


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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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.