



31 Falconers Green
Kingswood, Warrington WA5 7XF

Offers Around
£320,000

DETACHED Home, FOUR Bedrooms, FREEHOLD Title, NO Upward Chain, CORNER plot, Single GARAGE, EN SUITE facilities, Separate UTILITY, OPEN PLAN Kitchen/Dining, DON'T MISS THIS!

Unexpectedly back on the market!

Halton Kelly are pleased to offer for purchase this four bedroom detached family home, set on a corner plot in a well sought after area. Offered with no upward chain, it is ready for the new owner/s to move in and put their own mark on it.

Briefly comprising, Entrance Hall, Family Lounge with French doors into the open plan Dining area which is to the side of a fitted Kitchen, separate Utility Room, ground floor W.C., Landing, Master Bedroom with en suite, three further Bedrooms and a Family Bathroom.

Outside to the front is driveway parking to a single garage. The rear garden is mainly to lawn with an 'L' shaped raised decking area.

We are advised the property is Freehold Title.

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

ENTRANCE HALL

Access to cloaks cupboard and stair well.



FAMILY LOUNGE

14'1 x 12'5 (4.29m x 3.78m)

Free standing electric fire and double French doors to the Kitchen/Dining area.



KITCHEN/DINER

16' x 12'4 (4.88m x 3.76m)

Fitted with wall and base units, single bowl drainer, 5 ring gas hob with overhead extractor, single Bosch oven, integral microwave, space for a free standing fridge/freezer and access to the separate Utility Room. The Dining area has double opening doors to the rear Garden.



UTILITY ROOM

10'9 x 8'8 (3.28m x 2.64m)

Fitted with base unit, single bowl drainer, plumbing for washing machine, space for dryer, Viessmann combi boiler and external door to the rear garden.



GROUND FLOOR W.C.

Two piece suite.



LANDING

Access to storage cupboard and part boarded loft.

MASTER BEDROOM

11'1 x 9'8 (3.38m x 2.95m)

Double bedroom with integral mirror sliding robe.



EN SUITE

6'8 x 6'4 (2.03m x 1.93m)
Three piece shower suite.



BEDROOM TWO

11'6 x 9'6 (3.51m x 2.90m)
Double bedroom.



BEDROOM THREE

9'9 x 9'7 maximum (2.97m x 2.92m maximum)
Double bedroom.



BEDROOM FOUR

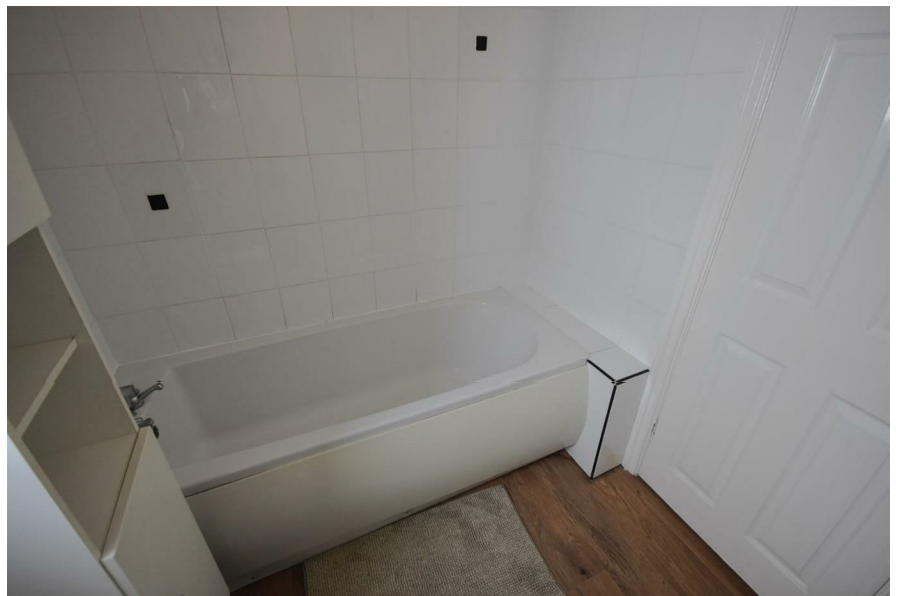
7'5 x 7' (2.26m x 2.13m)

Single bedroom with over stairs storage cupboard.



FAMILY BATHROOM

Three piece bath suite.



GARDEN

Well fenced rear garden, mainly to lawn with 'L' shaped raised decking area, flagged pathway/patio, Timber storage shed and side gate.



DECKING AREA

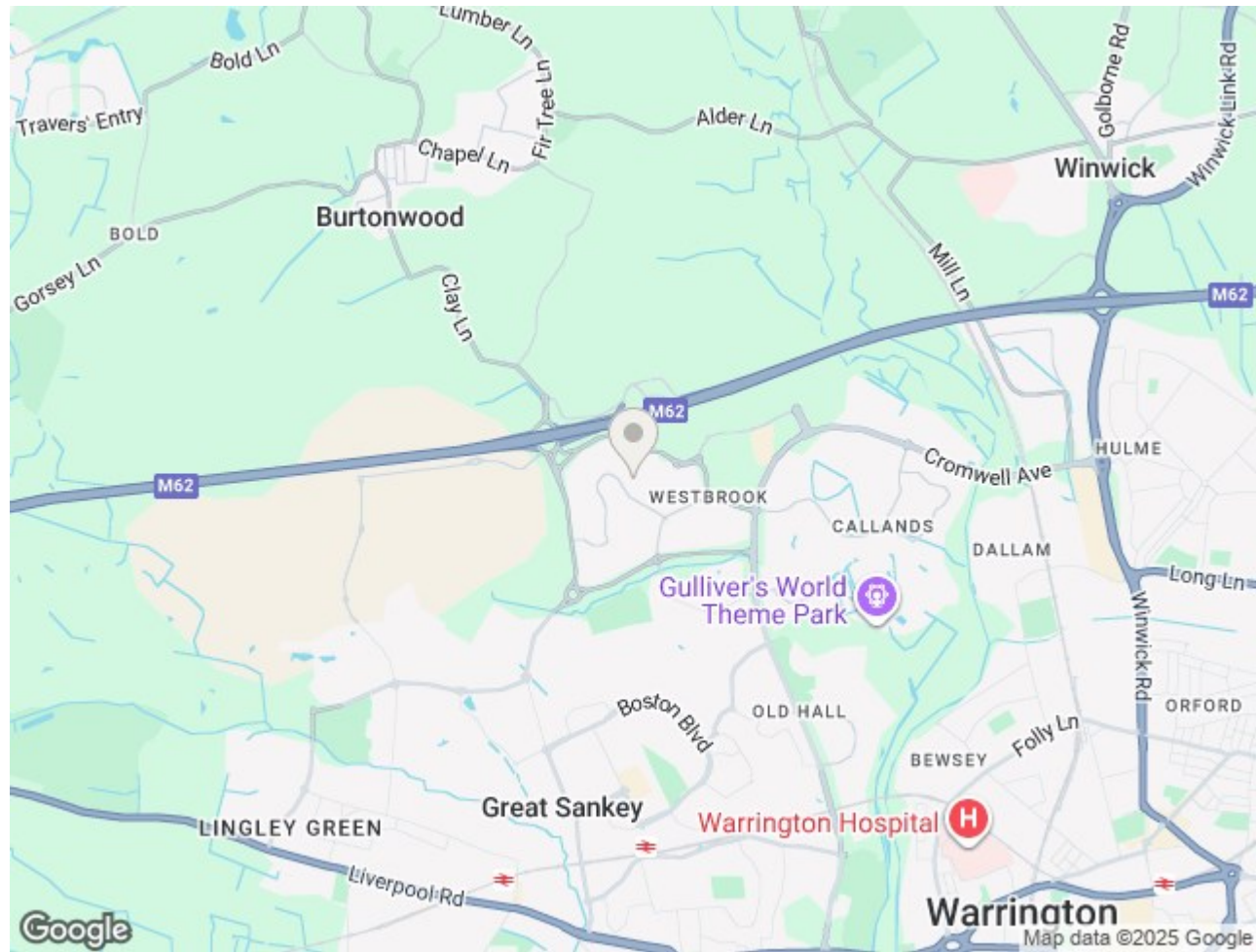


REAR ELEVATION




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		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



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		
	62	77

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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 firms 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.