



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



41 Goldcliff Close
Callands, Warrington WA5 9EE

Offers Over
£399,950

DETACHED House, FOUR DOUBLE Bedrooms, EN SUITE facilities, FREEHOLD Title, NO upward chain, CONSERVATORY, integral wardrobes, low maintenance GARDEN, CUL DE SAC position, Waiting For You Now!!!

Halton Kelly are pleased to offer for purchase this excellent detached family home which has four Double Bedrooms with fitted robes, En suite facilities and a Conservatory, along with a fabulous fully fitted Kitchen that we are advised was replaced 4.5 years ago, the ground floor W.C., Family Bathroom and En Suite we are also advised were replaced 5 years ago, all with matching tiling, fixtures and fittings.

Briefly laid out as follows, a lovely through Entrance Hall, Ground floor W.C., Family Lounge, separate Dining Room with sliding Patio doors into the Conservatory, fabulous fitted Breakfast Kitchen with integral appliances, Landing, Master Bedroom with En suite, three further double Bedrooms and Family Bathroom.

Outside to the front is a good sized driveway to a single Garage. The sunny low maintenance rear garden has an Indian Stone patio area and pathway with a lawn bordered by Timber sleepers.

We are advised the property was built in 1993 and is Freehold Title.

Please note, much of the contents is open to negotiation.

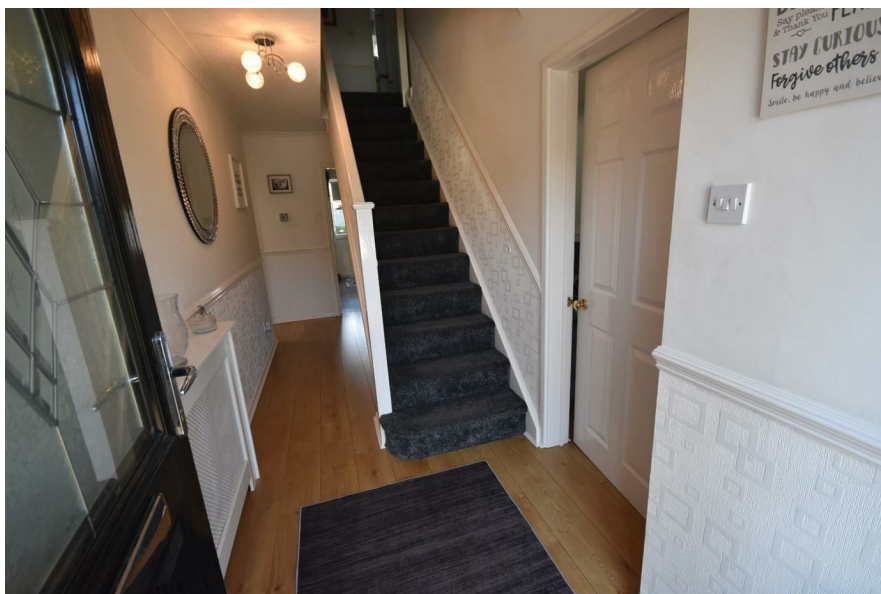
Please call Halton Kelly for further information and viewing arrangements.

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ENTRANCE HALL

Lovely through Entrance Hall with access to ground floor W.C., under stairs storage space and access to stair well.



GROUND FLOOR W.C.

Two piece suite.



FAMILY LOUNGE

Located at the front of the property with gas fire to surround and access door to Dining Room.



DINING ROOM

A separate Dining Room with access door to the Kitchen and sliding Patio doors to the Conservatory.



CONSERVATORY

Tiled floor and double opening Patio doors to the garden.



BREAKFAST KITCHEN

A fabulous fully fitted Kitchen with integral oven, electric hob with overhead extractor, microwave, dish washer, washing machine, space for an American style fridge/freezer (current one is open to negotiation), breakfast bar and external door to the garden.



LANDING

Access to part boarded loft.



MASTER BEDROOM

An excellent sized Master Bedroom with integral mirrored robes.



EN SUITE

6' x 6'2 (1.83m x 1.88m)

Three piece shower suite.



BEDROOM TWO

Double Bedroom with integral mirrored robes.



BEDROOM THREE

Double Bedroom with integral robes.



BEDROOM FOUR

Double Bedroom with integral mirrored robes.



FAMILY BATHROOM

Three piece suite with shower over P shaped bath, extractor fan and ceiling spotlights.

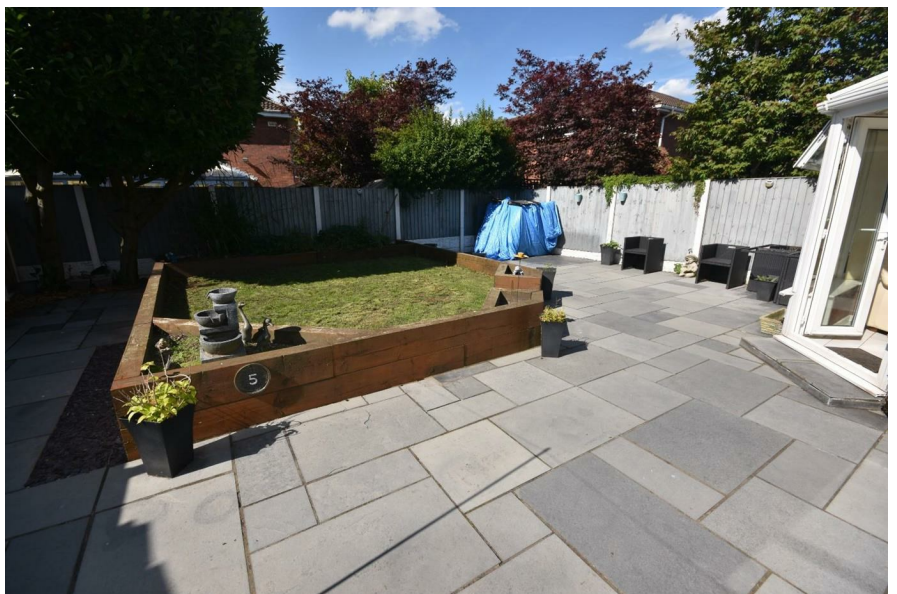


GARDEN

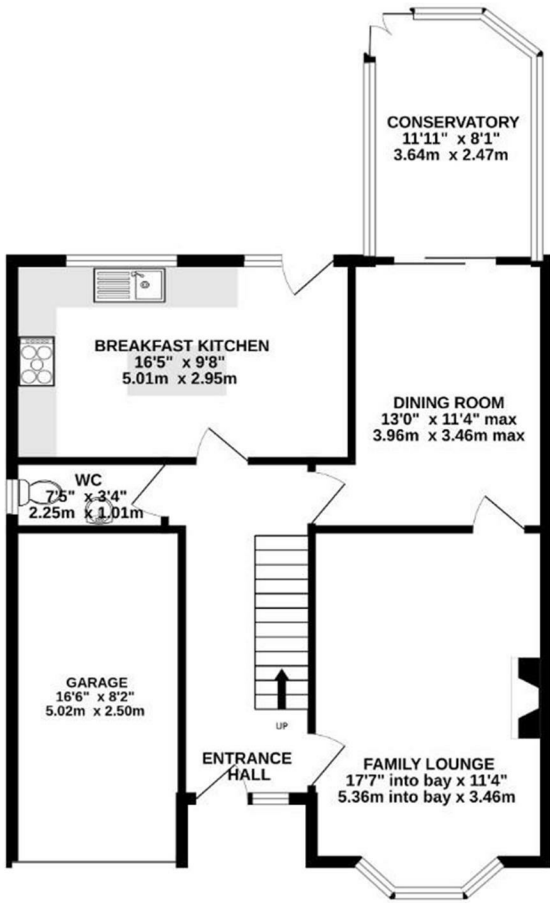
A low maintenance sunny rear garden, Indian Stone patio/pathway area with resin infill, lawn with Timber sleeper border, outside tap and side gate.

**GARAGE**

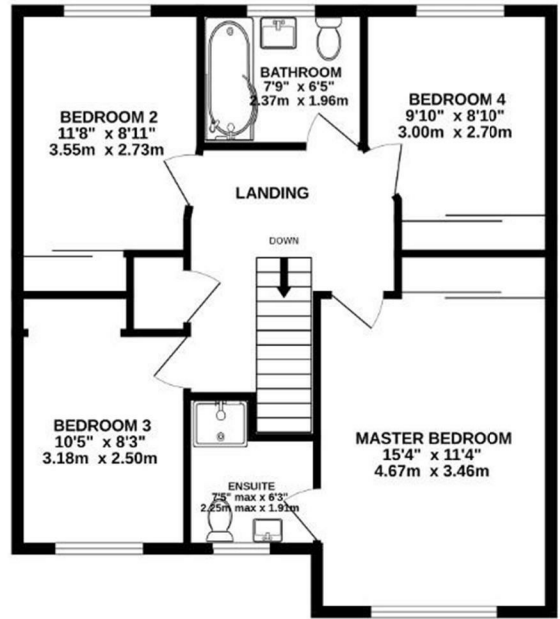
With lighting and electrics, also houses Main Eco Elite Combi Boiler (we are advised is 5 years old).



GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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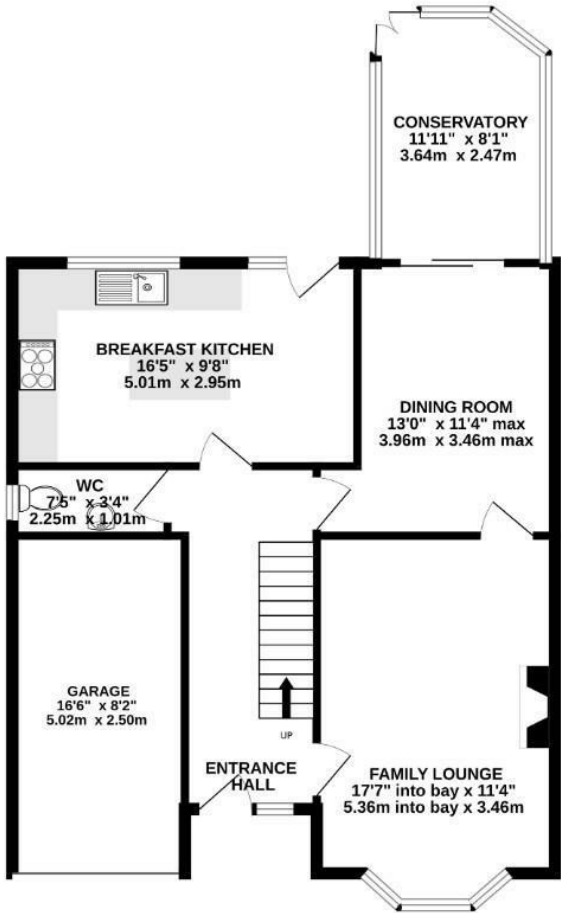
Energy Efficiency Rating

	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		
	66	78
England & Wales	EU Directive 2002/91/EC	

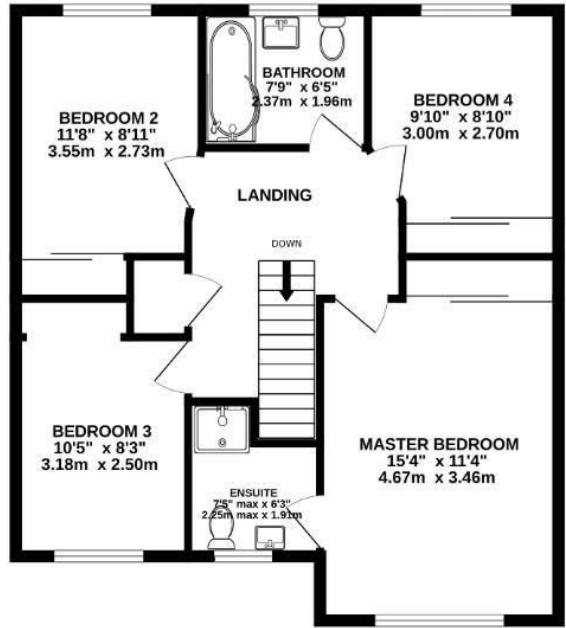
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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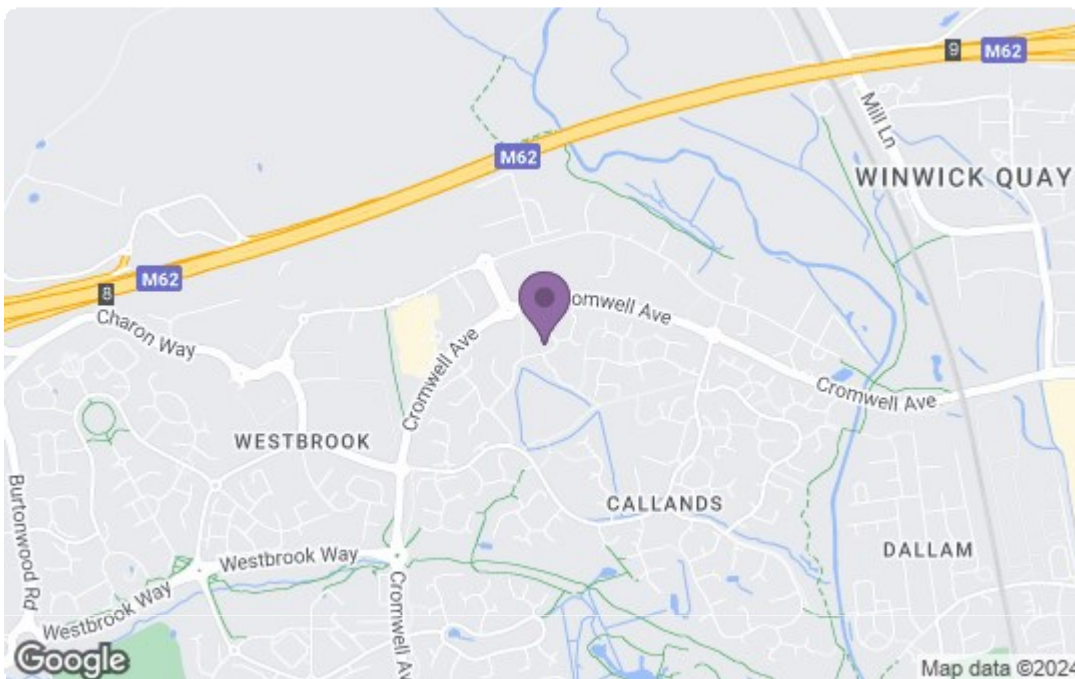


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.