



HALTON KELLY

INDEPENDENT PROPERTY SERVICES



1 Tulip Grove
Warrington, WA5 1DL

Offers Around
£349,950

DETACHED family home, FOUR bedrooms, LEASEHOLD Title, TURN KEY property, 2.5 storey, PART GARAGE conversion, TOP FLOOR Master Suite, GOOD plot, GROUND Rent £183.00 PA, DONT MISS THIS!

Halton Kelly are delighted to offer for purchase this delightful four bedroom Detached property which is a credit to the current owners throughout and benefits from a part garage conversion providing a separate utility room. There is also an additional reception room currently used as study which could be used as another bedroom. Overall the property provides versatile living accommodation and comprises over three floors, of particular note is the top floor Master Bedroom with built in wardrobe, dressing area and Velux style windows allowing for a bright and airy space.

Briefly comprising: Entrance Hall, ground floor W.C., Study/Bedroom, open plan Kitchen/Diner, separate Utility located off the Dining area, first floor Landing, lovely Lounge with Juliet balcony overlooking rear garden, two further Bedrooms and a family Bathroom Suite. To the top floor is a luxurious Master Bedroom with integral wardrobe, dressing area and access to En Suite.

Outside to the front there is ample off road parking leading to a single integral Garage which can only be used for storage. The rear Garden is of good size with a well fenced boundary and full width patio area.

We are advised the property is Leasehold Title 999 years with an annual ground rent payment of £183.00

Please contact Halton Kelly for further information and viewing arrangements.

Halton Kelly Independent Property Services, Westbrook House, 611 Westbrook Centre, Westbrook, Warrington, Cheshire, WA5 8UH

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ENTRANCE HALLWAY

Spacious Hallway with access to Study/Bedroom, Downstairs W.C. and Kitchen/Dining Room.



GROUND FLOOR W.C.

Part tiled, fitted with hand wash basin and low-level W.C. Radiator Extractor Fan.



STUDY/BEDROOM

10'1 x 8' (3.07m x 2.44m)

Double room with window to front aspect.



KITCHEN/DINER

21'x 11'8 (6.40mx 3.56m)

The Kitchen is fitted with a range of contemporary wall and base units with integral fridge freezer, washing machine, dishwasher, oven and grill and electric hob. Sink and drainer overlooking the rear garden.



KITCHEN



DINING AREA

The Dining area has patio doors leading into the large rear Garden and access to the Utility room.



UTILITY ROOM

8' x 7'5 (2.44m x 2.26m)

A good size room with space for washer and dryer and free standing fridge. The current owners have designed a handy bed space for the dog. Door to side access.

FIRST FLOOR

Light space with window to side. Access to two Bedrooms, Lounge and Bathroom. Storage cupboard housing the water tank and access to top floor.



LOUNGE

13'7 x 13'7 (4.14m x 4.14m)

Feature Juliet balcony overlooking the rear Garden. A cosy yet spacious room.



GARDEN VIEW FROM LOUNGE

BEDROOM TWO

11'1 x 10'1 (3.38m x 3.07m)

Double Bedroom with window to front aspect. Handy storage cupboard/wardrobe



BEDROOM THREE

9'5 x 8'2 (2.87m x 2.49m)

A good sized bedroom currently used as a delightful nursery/cot room.



FAMILY BATHROOM

Part tiled modern Bathroom Suite to front aspect with shower over bath, W.C and wash basin.



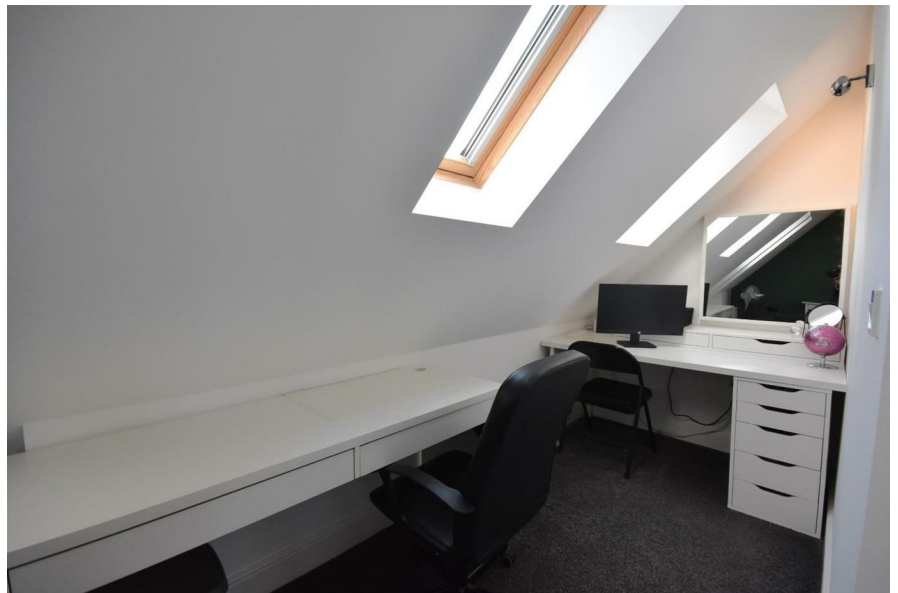
MASTER BEDROOM

21' x 18'4 (6.40m x 5.59m)

A luxurious space with plenty of Velux style windows allowing a bright and airy space, side dressing area, a handy integral cupboard and access to En-Suite.



DRESSING AREA



EN-SUITE

Contemporary suite with corner shower, wash hand Basin and W.C.

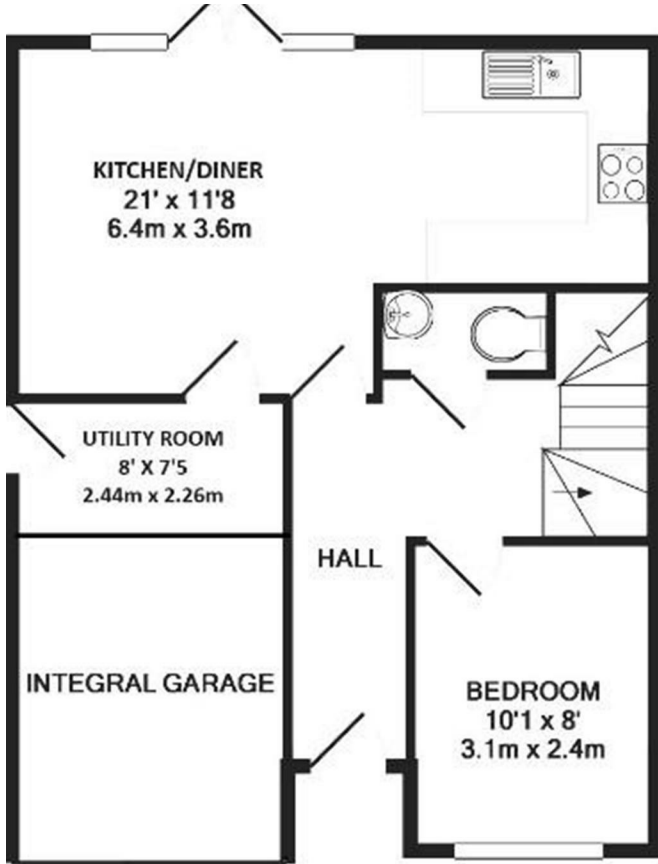


EXTERNALLY

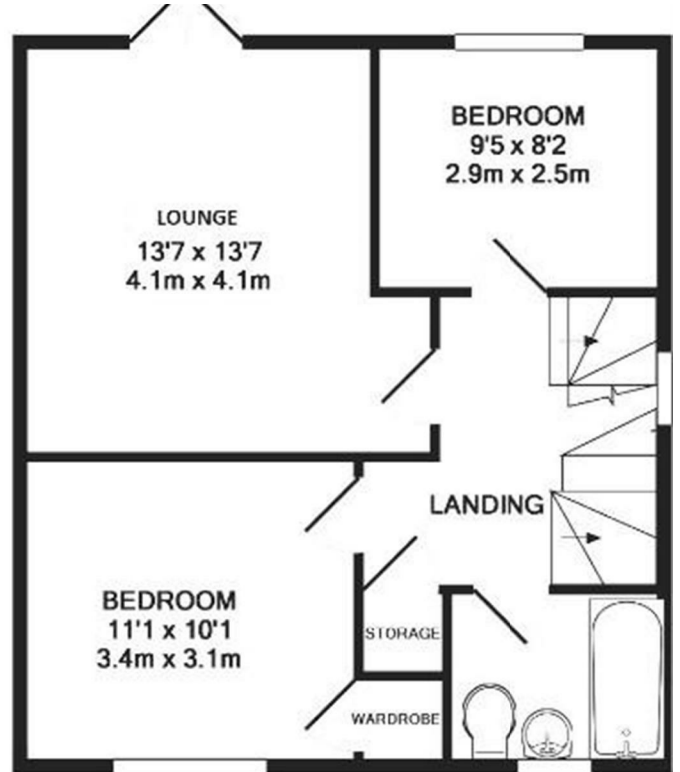
The rear Garden is fully enclosed and mainly laid to lawn with a tidy full width patio area, outside tap and power point. There is the benefit of an integral garage (used only for storage) with power and lighting and up and over door.



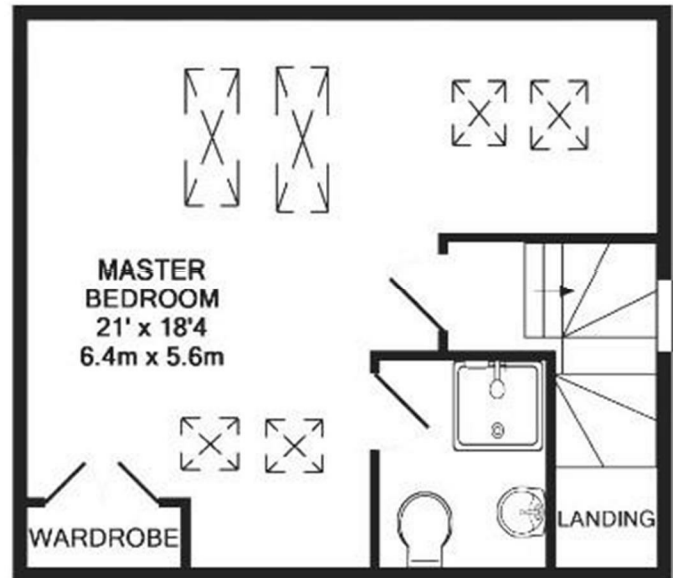




GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



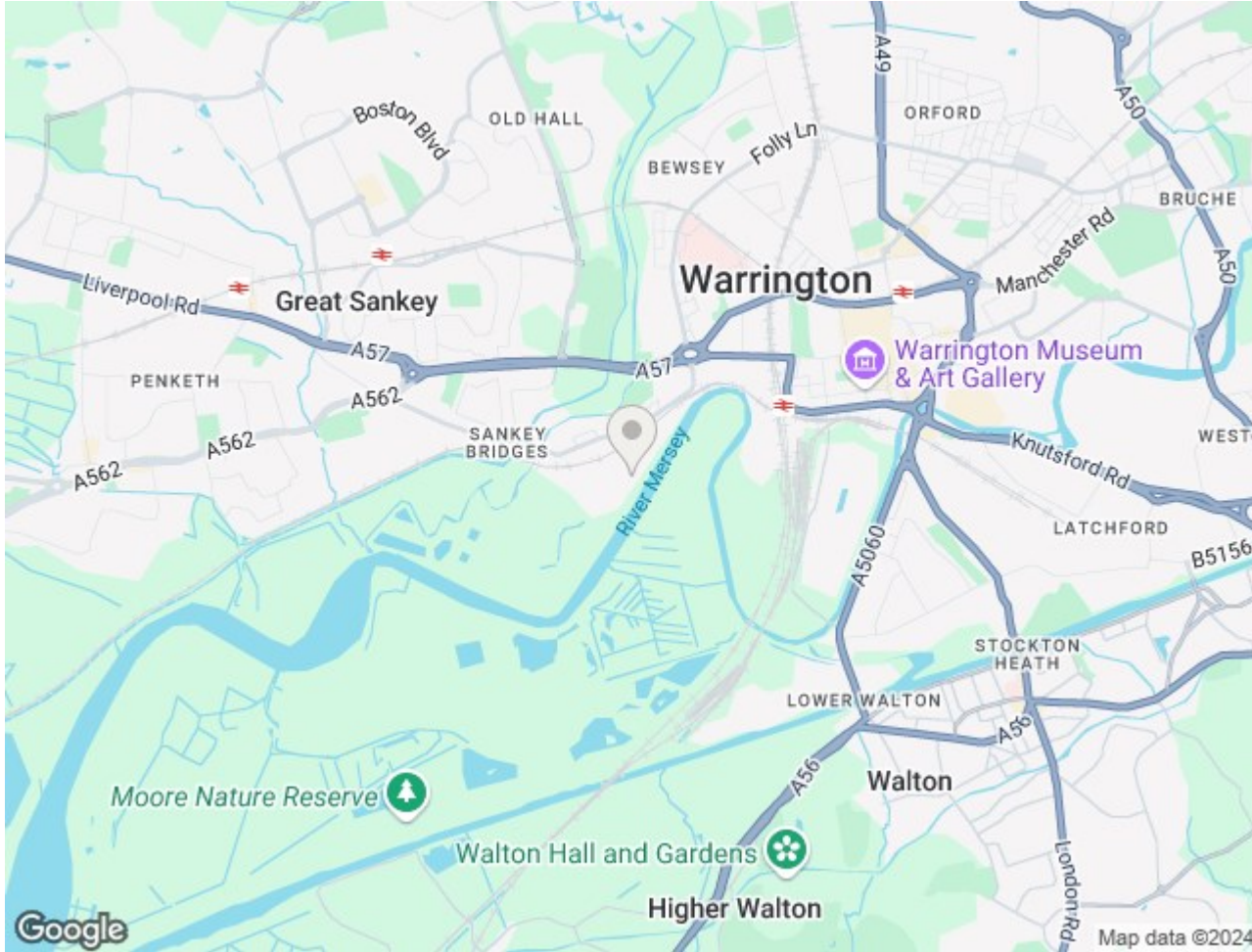
1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

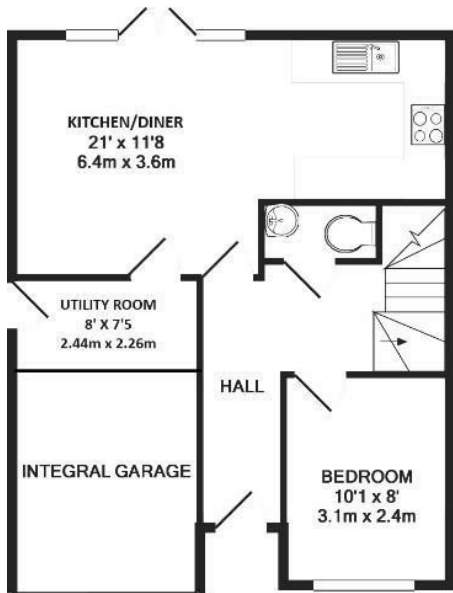


Energy Efficiency Rating

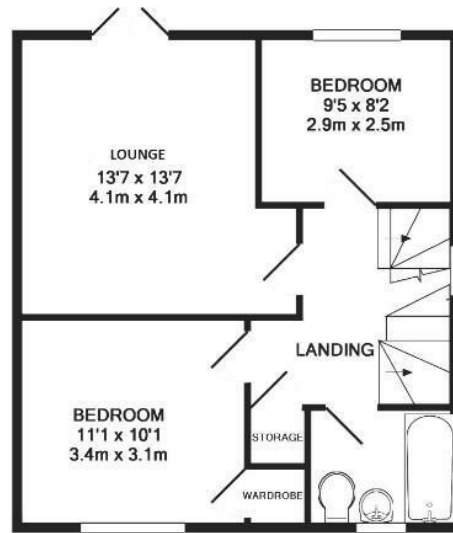
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

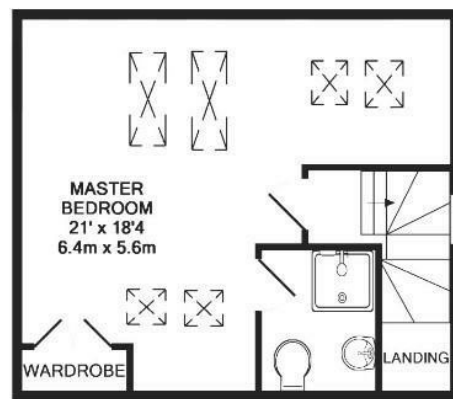
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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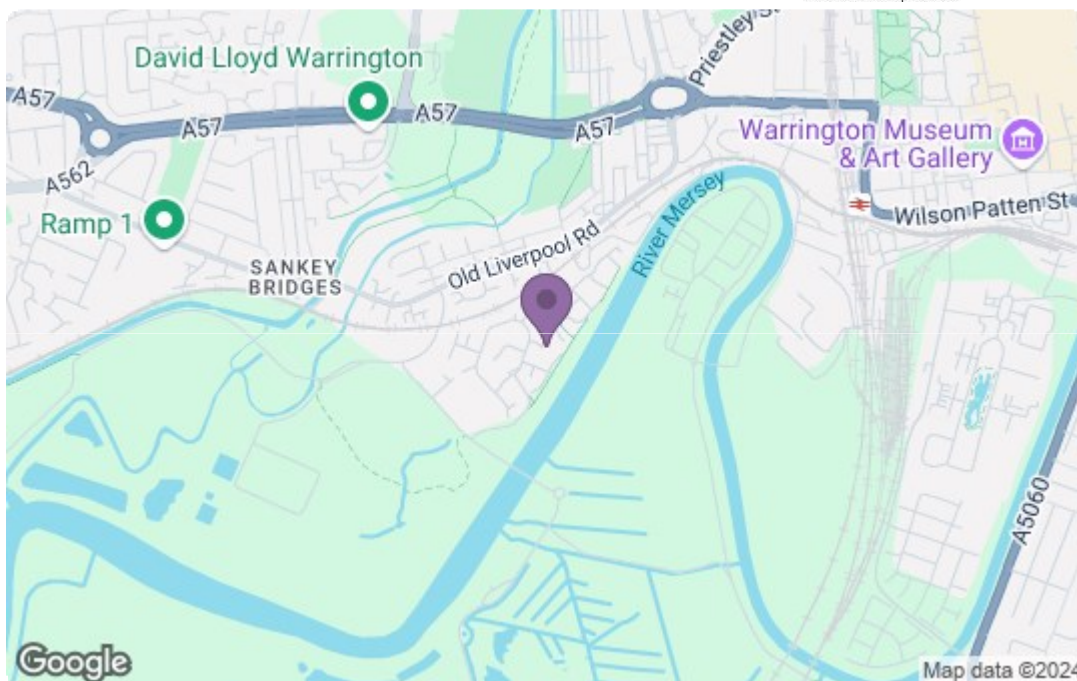
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.