



HALTON KELLY  
INDEPENDENT PROPERTY SERVICES



1 Almer Drive  
Gt Sankey, Warrington WA5 1JU

Offers Over  
£299,950

STUNNING Family Home, THREE/FOUR Bedrooms, FABULOUS fitted Kitchen, separate UTILITY Room, UPVC Double Glazed Conservatory, STUDY/Bedroom 4, LARGE Car port, integral SINGLE Garage, FREEHOLD TITLE, EXCELLENT Accommodation!!!

Halton Kelly are delighted to offer for purchase this extended Semi Detached house which is an absolute credit to the current owners throughout. Offering spacious family accommodation, this truly has a 'Tardis' interior. Of particular note, our clients have added a substantial Car Port along with beautiful landscaping to the rear garden.

Briefly laid out as follows, Entrance Hall, front Reception Room/Bedroom 4, Lounge through Dining Room, Conservatory, Breakfast area, fabulous open plan Farm House style Kitchen with Dining area/Family space, separate Utility Room with Garage access door, Landing, two double Bedroom, single Bedroom and Family Bathroom.

The driveway accommodates two vehicles and leads to the garage and Car Port. The landscaped rear garden is well fenced with sunny patio area and waterfall style feature.

A stunning family home with motivated vendors, inspection is a MUST.

Please call Halton Kelly for further information and viewing arrangements.

**ENTRANCE HALL**

With solid Oak flooring.





**STUDY/BEDROOM 4**

12' x 8'9 (3.66m x 2.67m)

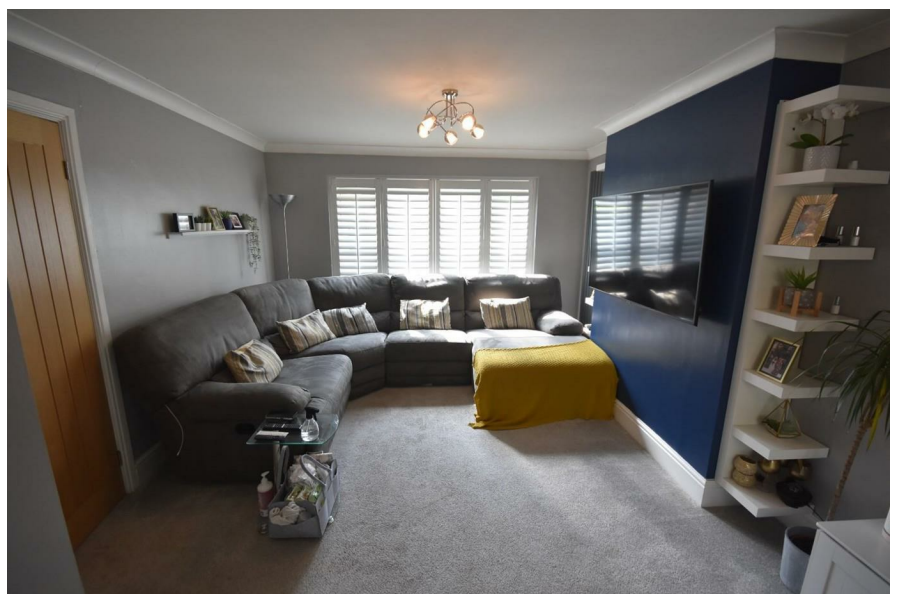
Situated at the front of the property.



**LOUNGE/DINING AREA**

23'10 x 11'10 (7.26m x 3.61m)

A full length room with single door access to the Conservatory.



**CONSERVATORY**

9'4 x 7'3 (2.84m x 2.21m)

Double opening doors to the rear garden.



**BREAKFAST AREA**

10'4 x 8'9 (3.15m x 2.67m)

Open plan to the Kitchen area.





**KITCHEN/DINER/FAMILY SPACE**

22'4 x 12'6 (6.81m x 3.81m)

A fabulous Farm House style Kitchen with wall and base units, solid wood worktops and flooring, space for an American style fridge/freezer, free standing cooker, dining area/family space and access door to the separate Utility Room.



**KITCHEN**



**DINER/FAMILY SPACE**



**UTILITY ROOM**

8'4 x 7' (2.54m x 2.13m)

Matching wall and base units to Kitchen, single bowl drainer, plumbing for washing machine, space for dryer and access door to Garage.





**LANDING**

Access to loft



**BEDROOM ONE**

11' x 10' (3.35m x 3.05m)

Double bedroom to the rear of the property.



**BEDROOM TWO**

11' x 11'9 (3.35m x 3.58m)

Double bedroom to the front of the property.



**BEDROOM THREE**

8'10 x 7'5 (2.69m x 2.26m)

Single bedroom to the front of the property.





**BATHROOM**

7'1 x 7' (2.16m x 2.13m)

Fully tiled, P shaped bath with rain shower and wash basin with storage.





**GARDEN**

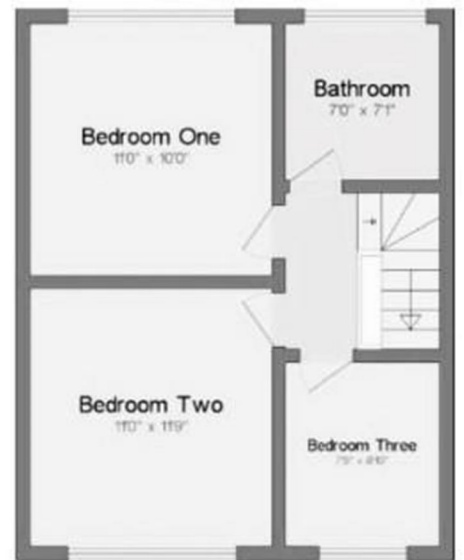
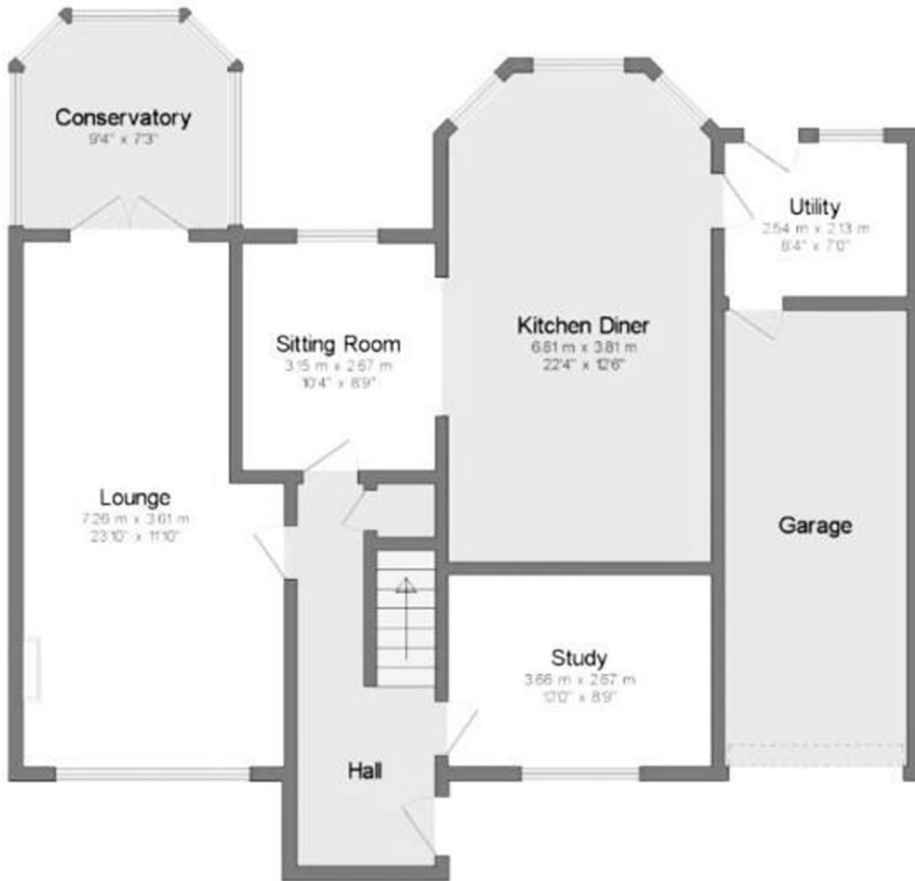
Landscaped rear garden, well fenced, patio area, waterfall style feature and access to the Car Port.





**REAR ELEVATION**





First Floor

This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor






### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|   | <b>75</b> | <b>83</b> |


**England & Wales**

EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales**

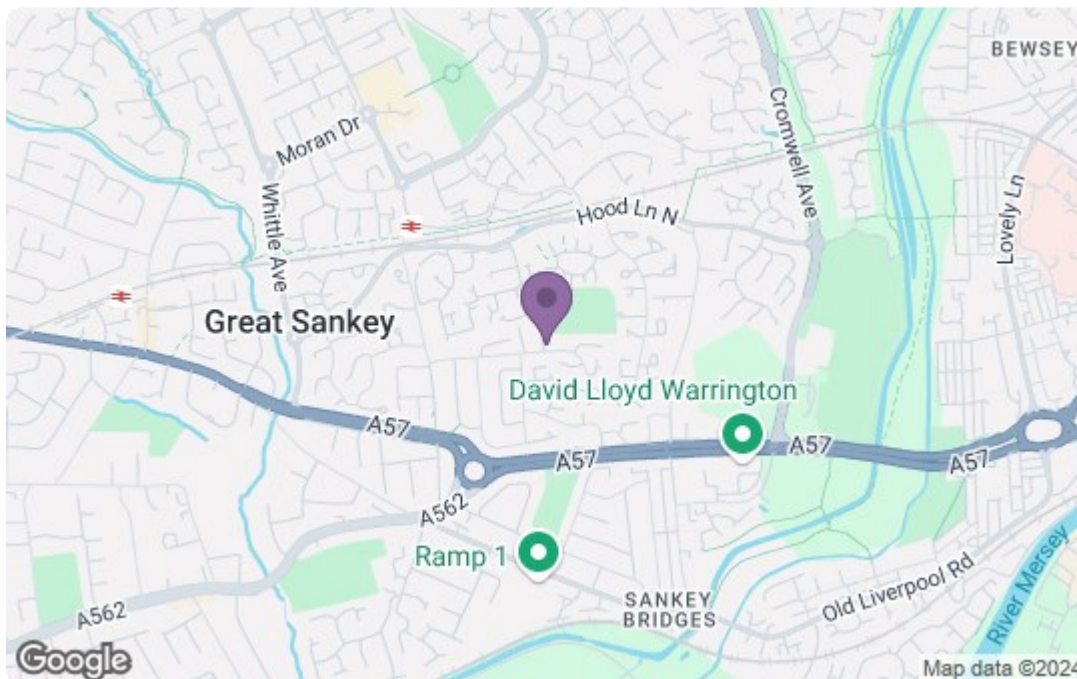
EU Directive 2002/91/EC 



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Ground Floor

First Floor



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| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
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| <b>England &amp; Wales</b>                                      |  | 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.