



28 Mapplewell Crescent  
Gt Sankey, Warrington WA5 1UT

Offers Around  
£314,950

DETACHED House, Three EXCELLENT Bedrooms, VACANT Possession, FREEHOLD Title, Gas Central Heating, Boiler FIVE years old, REAR NOT overlooked, Single GARAGE, Two RECEPTION rooms, Ground floor W.C.

Sit on an enviable plot and boasting a prominent position this attractive double fronted home won't be around for long! There is clear scope to extend and develop subject to planning consents and has a lovely feeling with the right combination of warmth of a home yet bright and airy rooms throughout.

We have been advised the property was purchased from new in 1974 and the family have enjoyed many years in this lovingly maintained the home.

The property briefly comprises; entrance porch leading to a through hallway, dining room with serving hatch to the right and the lounge to the left. The galley kitchen leads into the rear vestibule which houses a separate W.C. and access door to the attached single garage. To the first floor there are three double bedrooms and a bathroom with separate W.C. On a particular note the rear garden is not overlooked with mature plants and shrubs and to the front there is also a large garden.

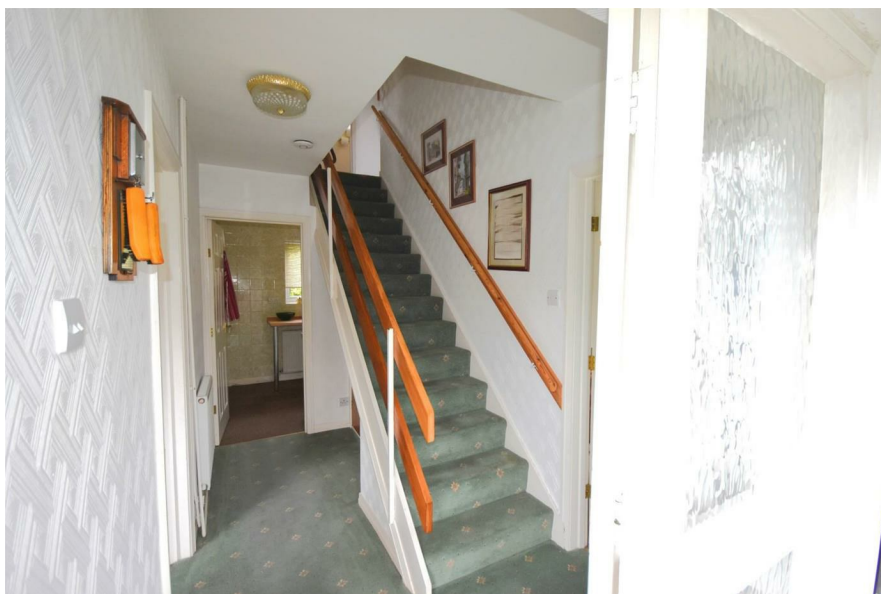
The property is offered with no onward chain.

Please contact Halton Kelly for further information and viewing arrangements.

**ENTRANCE HALLWAY**

5.91 x 10.35 (1.52m.27.74m x  
3.05m.10.67m)

As you enter the property there is an enclosed porch that leads into the spacious hallway with staircase to first floor and access to the dining room, lounge and kitchen.



**LOUNGE**

17.84 x 11.76 (5.18m.25.60m x 3.35m.23.16m)

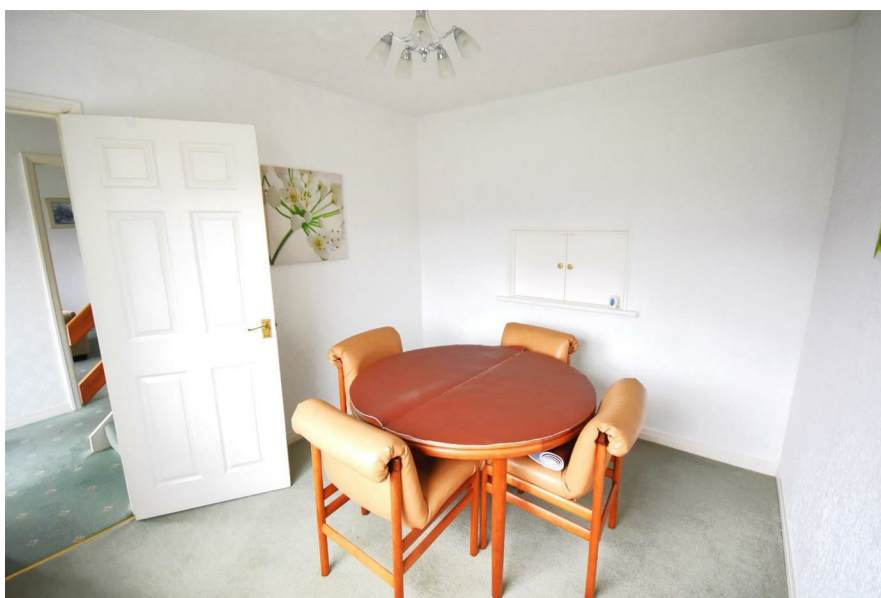
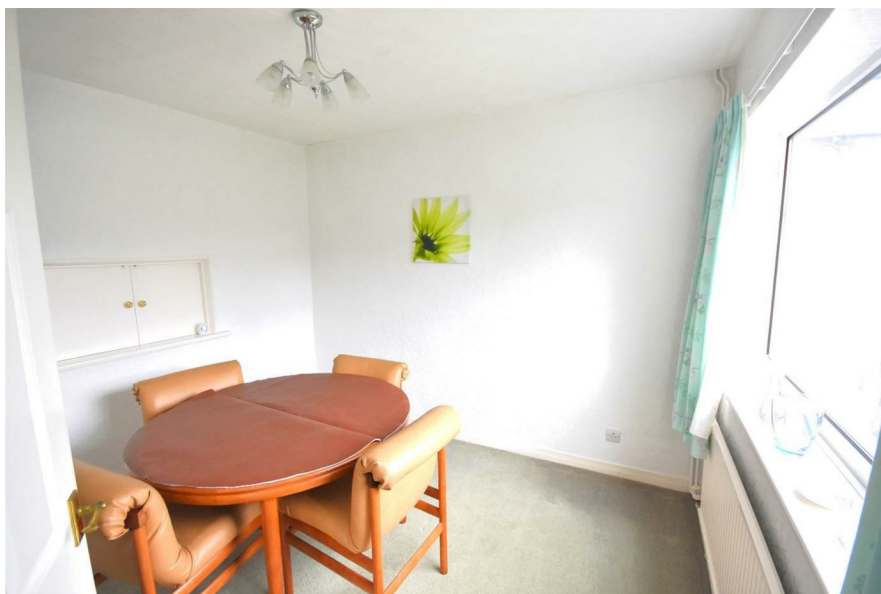
A bright and airy room with windows to both the front and rear. Feature fireplace with working gas fire inset and attractive surround.



**DINING ROOM**

8.98 x 10.39 (2.44m.29.87m x  
3.05m.11.89m)

A lovely space with the original serving  
hatch and window to front aspect.



**KITCHEN**

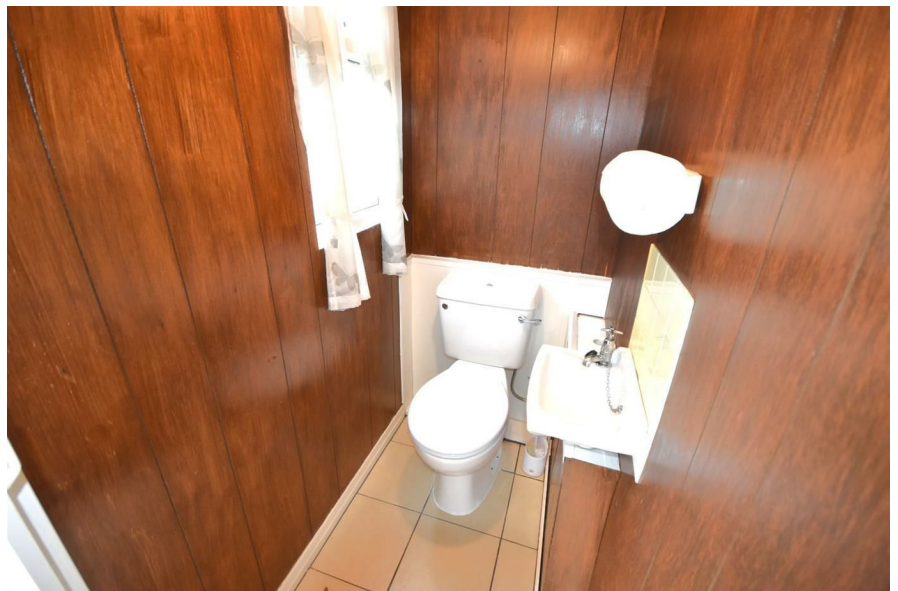
7.14 x 15.3 (2.13m.4.27m x 4.57m.0.91m)  
The space would benefit from an upgrade however it is very well maintained with wall and base units either side and space for appliances. Window overlooking the rear garden and access to the inner hall leading to downstairs w.c. and integral garage.

**INNER HALL**

3.01 x 5.85 (0.91m.0.30m x 1.52m.25.91m)  
Door leading to the beautiful garden and access to the cloakroom and garage.

**W.C.**

5.5 x 3.12 (1.52m.1.52m x 0.91m.3.66m)  
Window to rear. Tiles to the floor. Low level w.c. and small hand wash basin.



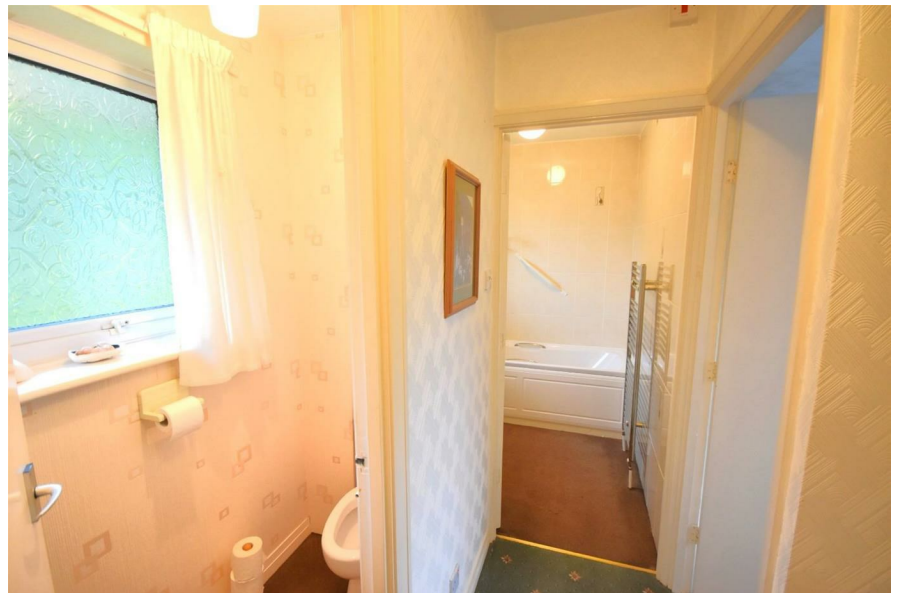
**GARAGE**

15.72 8.78 (4.57m.21.95m 2.44m.23.77m)  
A great space with potential to develop.  
Clean and tidy with handy storage, power  
and lighting and up and over door.  
Windows to side



**FIRST FLOOR**

The loft access is accessed via the  
landing. Airing cupboard and access to  
each room.



**MASTER BEDROOM**

14.9 x 9.6 (4.27m.2.74m x 2.74m.1.83m)  
A generous double with window to front  
aspect.



**BEDROOM TWO**

9.22 x 12.10 (2.74m.6.71m x 3.66m.3.05m)

Another spacious double with window to front aspect.



**BATHROOM**

5.53 x 6.29 (1.52m.16.15m x 1.83m.8.84m)

Fully tiled and fitted with a bath with electric shower over, hand wash basin and chrome ladder style radiator. Window to rear.



**W.C.**

2.52 x 5.93 (0.61m.15.85m x 1.52m.28.35m)

Separate W.C. Window to rear

**BEDROOM THREE**

11.83 x 8.02 (3.35m.25.30m x  
2.44m.0.61m)

Double room with window to rear.





**EXTERNAL**

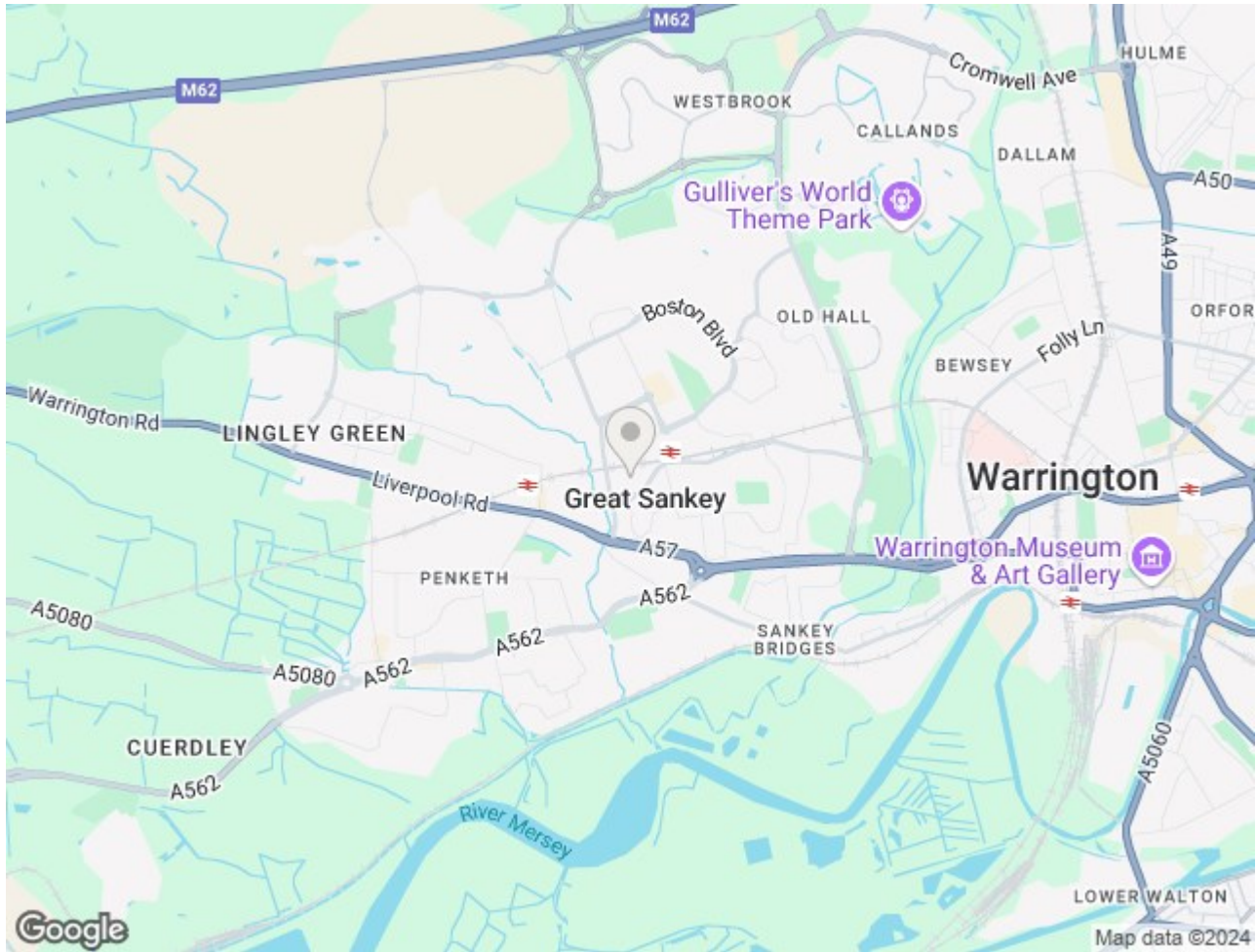
On approach the property has lovely kerb appeal and is in a desirable plot. There is the benefit of a garage and off road parking and scope to extend subject to planning.




**REAR ELEVATION**

The rear garden is well established with mature plants and shrubs and is fully enclosed with a patio area which extends to the side providing an ideal space for a shed or additional seating.




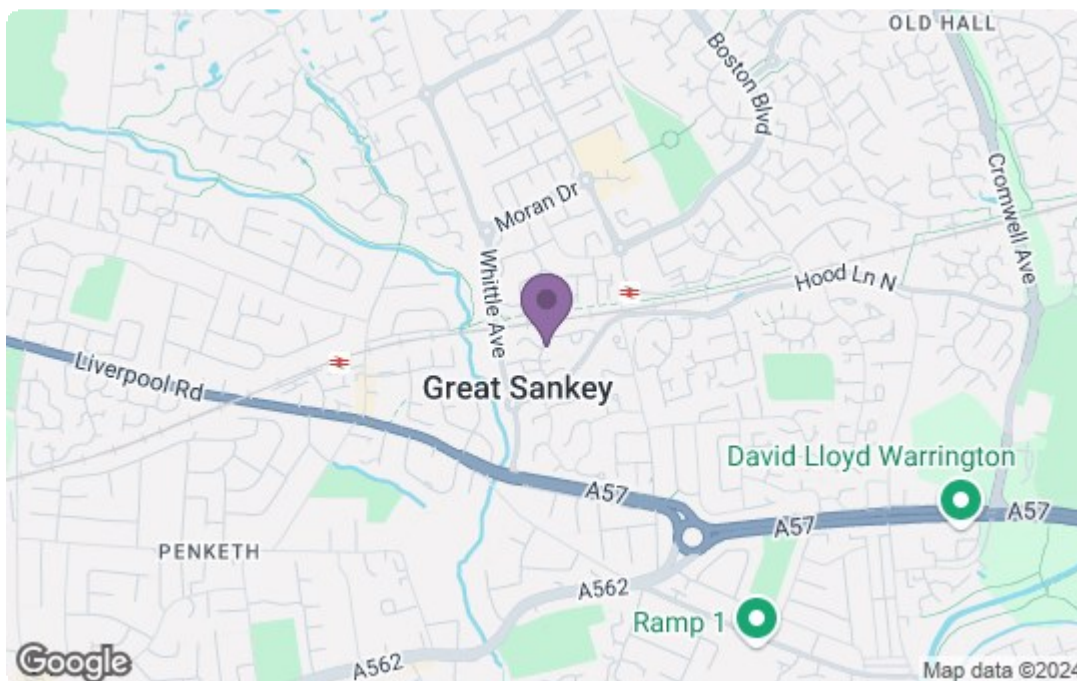


### Energy Efficiency Rating

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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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.