



3 Hall Terrace Gt Sankey, Warrington WA5 3EZ

Offers Around
£268,950

END ONE of three, THREE Bedrooms, FREEHOLD Title, EXTENDED Accommodation, TURN KEY home, Ground floor SHOWER SUITE, GOOD plot, FABULOUS FITTED Kitchen, SOLAR PANELS, DONT MISS THIS!

Unexpectedly back on the market this three Bedroom Quasi Semi Detached property, which has an exceptional interior that is truly a credit to the current owners throughout. The accommodation has been extended to both the Family Lounge and Kitchen giving spacious living space.

Laid out as following, Entrance Hall, Family Lounge, fabulous fitted Kitchen with Utility area leading to the ground floor Shower Suite, Landing, three Bedrooms and further Shower Suite.

Outside to the front is a block paved driveway for ample parking. A great sized, wrap around rear garden, with Indian Stone patio area, Storage shed, purpose built Bar with seating and Hot Tub.

We are advised by our Client the property is Freehold Title and the Combi boiler is serviced annually.

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

ENTRANCE HALL

Built in storage cupboard, recess under stair well.



FAMILY LOUNGE

14'11 x 10'9 (4.55m x 3.28m)

An absolutely stunning, light and airy extended Family Lounge with ceiling spot lights, multi fuel log burner and double opening patio doors to the rear garden.



KITCHEN WITH SIDE UTILITY AREA

17'1 x 11'5 (5.21m x 3.48m)

A fabulous extended Kitchen with fitted wall and base unit including breakfast bar, 1.5 bowl drainer, 5 ring gas hob with overhead extractor, Combi Boiler, electric oven, space for American style fridge/freezer, access to the Utility area with plumbing for washing machine, space for dryer and leading to the ground floor Shower Suite.



GROUND FLOOR SHOWER SUITE

Three piece Shower Suite.



LANDING

Access to part boarded loft with light via drop down ladders.



BEDROOM ONE

12' x 10'9 (3.66m x 3.28m)

Double Bedroom to the rear elevation with full width fitted wardrobes.



BEDROOM TWO

10'9 x 8'7 (3.28m x 2.62m)

Double Bedroom to the rear elevation with full width fitted wardrobes.

**BEDROOM THREE**

10' x 8' (3.05m x 2.44m)

Good sized third Bedroom that will accommodate a double bed.



SHOWER SUITE

Three piece Shower Suite.



GARDEN

A lovely, sunny wrap around rear garden, with lawn, Indian Stone patio area, Storage Shed, purpose built Bar with seating and Hot Tub.



PATIO AREA WITH HOT TUB




PURPOSE BUILT BAR WITH SEATING.




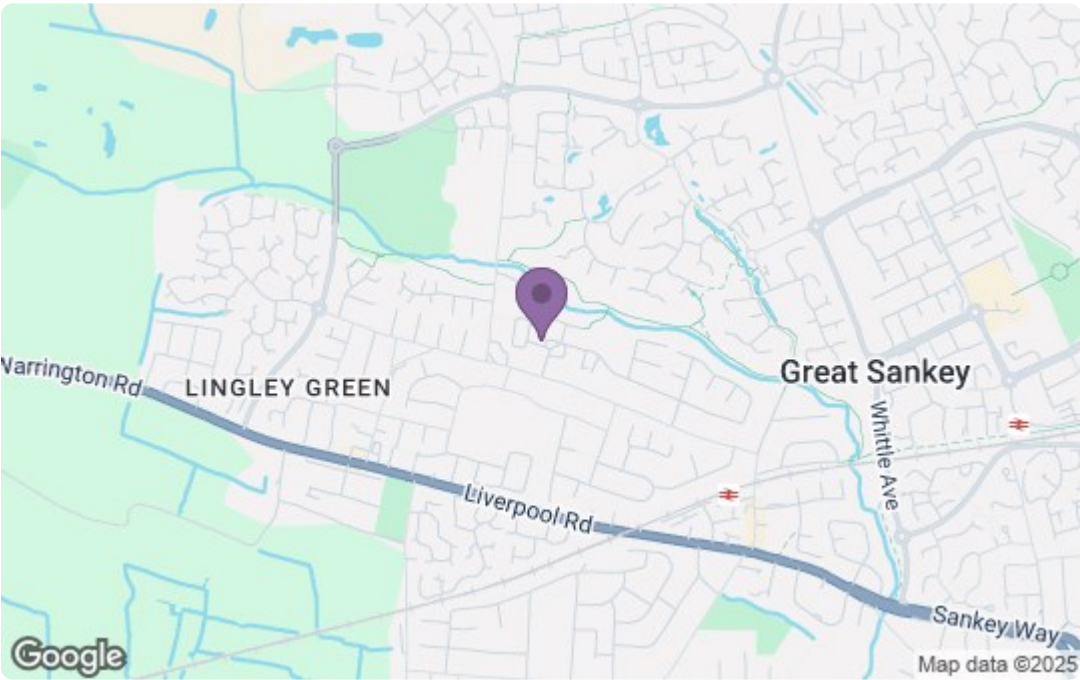
REAR ELEVATION





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		
	63	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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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 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.