



20 Bicknell Close
Gt Sankey, Warrington WA5 8EX

Offers Around
£625,000

FABULOUS Detached property, EXTENDED accommodation, SPACIOUS family home, five bedrooms, FULL width ORANGERY, TWO en suites, NO upward chain, FREEHOLD Title, OUTSIDE games chalet, APPROXIMATELY 3000 sq. ft .

Now back to market, our clients are looking to downsize and possibly relocate out of the area. This exceptional family home, (approximately measuring 3000 sq ft) which has been extended over the years to provide excellent family accommodation. One of the most sought after areas in WA5, Bicknell Close was developed by Rivermead homes in the mid 1990s and this property is situated on a generous plot, Freehold Title as can be seen from photography is immaculate throughout.

Five reception rooms including an orangery that opens through to an attractive garden room, fully fitted kitchen with open plan utility area and there is also a side breakfast area along with a breakfast bar, from the upstairs landing, the accommodation comprises of five bedrooms depending on how the rooms are utilized, the master suite has a separate dressing area opening to a dressing room which could be used as bedroom 5, there is also en suite facilities, the guest bedroom is ideal for a teenager as there is a large dressing room/homework room, bedroom three has an en suite and there is a fourth single bedroom as well, a large family bathroom with corner whirlpool bath and corner shower unit.

Only offered for sale due to our clients moving out of the area, the owners have confirmed that many items of furniture can be available as well (subject to negotiation) please note all viewings are on an accompanied basis, for more details please speak to Simon or Chris at Halton Kelly.

There is a suntrap rear garden, well established with patio areas and raised boarders, a fabulous "Man Cave" and there are several storage sheds and free standing weatherproof container units, a number of outside electric points along with lighting, side bin storage and ample parking from double opening gates.

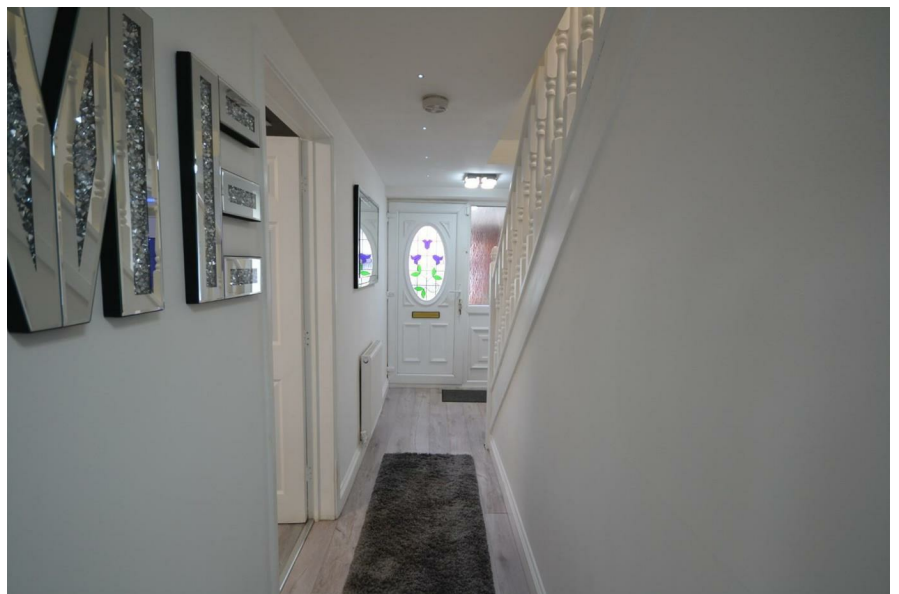
REAR ELEVATION

Showing the substantial double storey extension and garden room to the left hand side.



L SHAPED ENTRANCE HALL

Access to lounge on right hand side and breakfast kitchen to left hand side.



GROUND FLOOR W.C

Two piece suite.



FAMILY LOUNGE

21'4 x 11'9 (6.50m x 3.58m)

Attractive family lounge with sliding patio doors to conservatory and wall mounted electric fire.



ORANGERY

Accessed from family lounge and through patio doors to garden room.



GARDEN ROOM

28'7 x 13'1 (8.71m x 3.99m)

Accessed from orangery and also access through to utility area & kitchen.



KITCHEN

31'2 x 15'2 (9.50m x 4.62m)

Fabulous kitchen, fitted with wall and base units, tile flooring, range style cooker with overhead extractor, integral oven/grill, 1.5 bowl drainer, ceiling down lights and concealed lighting.



OPEN PLAN UTILITY AREA

With access door to garden room, plumbing for washing machine, space for fridge/freezer and dryer.



THROUGH BREAKFAST AREA

Double opening doors leading to sitting room.



SITTING/DINING ROOM

28'7 x 9'2 (8.71m x 2.79m)

With double opening patio doors to sun trap rear garden.



SECOND RECEPTION ROOM

15'9 x 15'5 (4.80m x 4.70m)

Converted from the double garage, a spacious further lounge, free standing heating and no gas central heating radiator.



LANDING

Great sized landing with over stairs storage cupboard.



MASTER SUITE

15'9 x 15'5 (4.80m x 4.70m)

Great sized double bedroom with access to en suite.



EN SUITE

Three piece shower suite with no wall mounted radiator.



OPEN PLAN DRESSING AREA

10'10 x 10'10 (3.30m x 3.30m)

With side gas central heating radiator.



SEPARATE DRESSING ROOM (BED FIVE)

10'10 x 9'2 (3.30m x 2.79m)

Could be used as bedroom five.



SECOND GUEST SUITE

17'9 x 9'2 (5.41m x 2.79m)

Double bedroom with dual window aspect and electric fire.



**OPEN PLAN DRESSING
AREA/HOMEWORK ROOM**

16'6 x 8'1 (5.03m x 2.46m)

Access through to second guest suite.



BEDROOM THREE WITH EN SUITE

12'6 x 9'6 (3.81m x 2.90m)

Double bedroom and access to en suite.



SECOND EN SUITE

Three piece shower suite, please note the en suite is rather dated and may be in need of some TLC.



BEDROOM FOUR

9'10 x 5'11 (3.00m x 1.80m)

Single bedroom currently used for storage.

FAMILY BATHROOM

13'1 x 9'11 (3.99m x 3.02m)

Lovely four piece bathroom suite with separate shower unit, whirlpool bath, electric shower, wall mounted radiator and towel storage shelves.



REAR GARDEN



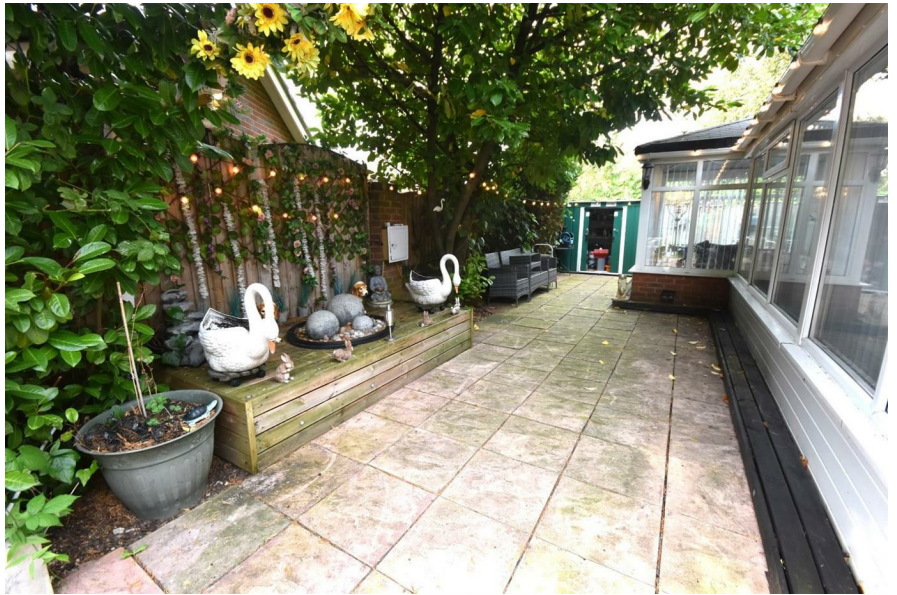
REAR EXTENSION



OUTSIDE GAMES CHALET
Excellent sized "Man Cave"



SIDE TERRACE



ORANGERY AND GARDEN ROOM



SIDE BIN AREA

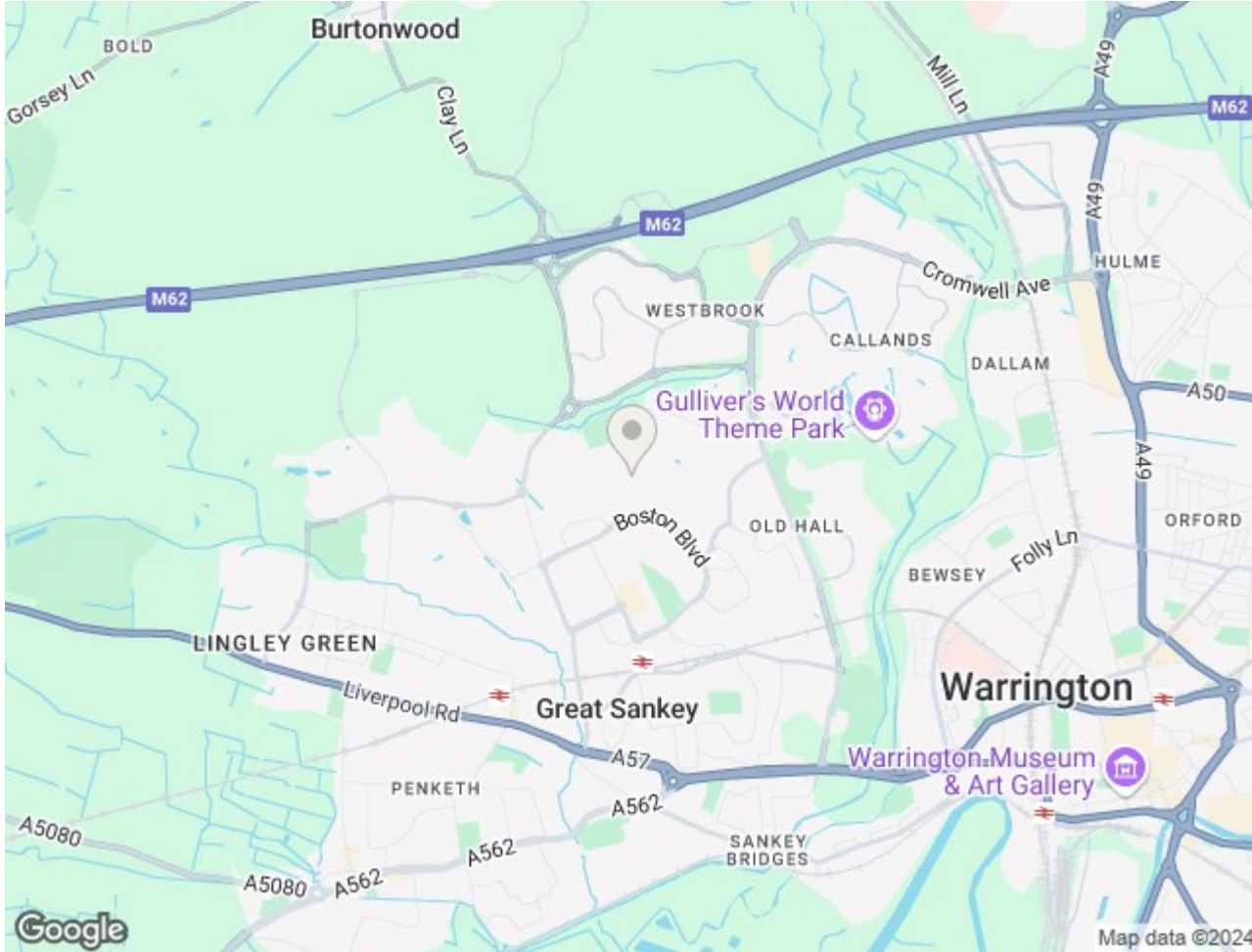


SHED/STORAGE UNITS



OUTLOOK FROM FRONT DOOR



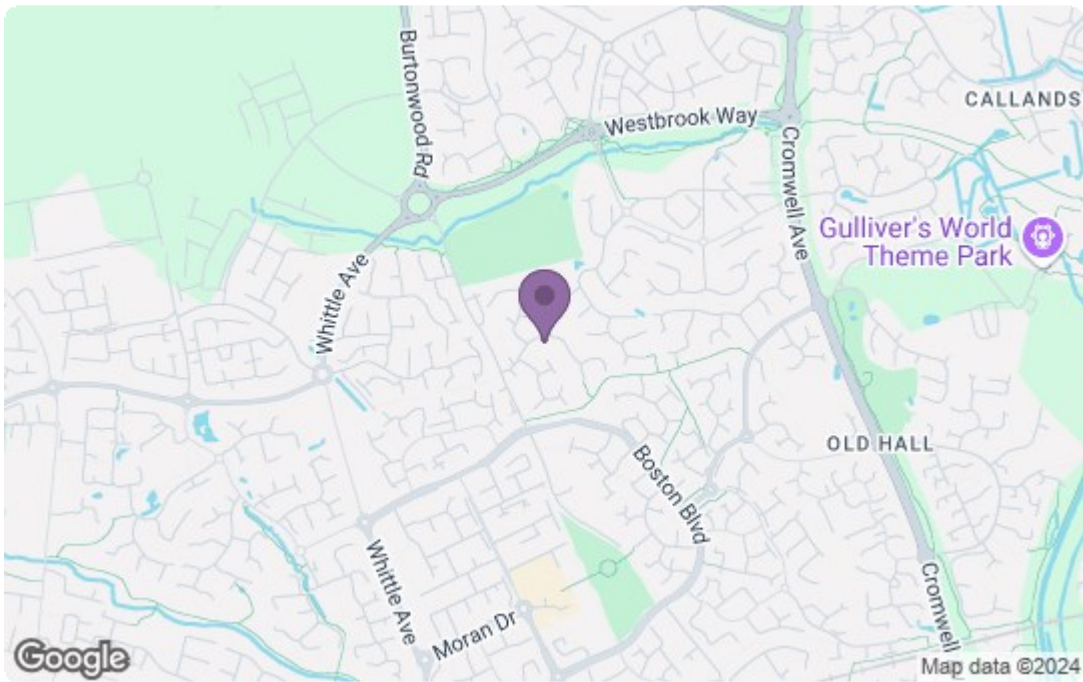


Energy Efficiency Rating

	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.