



63 Chapel Lane  
Burtonwood, Warrington WA5 4JU

Offers Over  
£200,000

Semi Detached House, DETACHED Garage, THREE/FOUR Bedrooms, VACANT Possession, great SCOPE for Modernisation, GCH and Double Glazing, We are advised is FREEHOLD Title, CONSERVATORY, TWO Reception Rooms, Well PROPORTIONED Family Home.

Halton Kelly are delighted to offer this substantial family home close to amenities with great potential to modernise. Located on a prominent elevated plot the property boasts enviable views to the village and has the added benefit of an extension and a detached single garage with off road parking.

Briefly laid out as follows; Entrance Hallway, spacious Kitchen, Lounge, Conservatory, Reception Room/Bedroom 4, Landing, Three Bedrooms and Shower Room.

Outside to the front is a good sized driveway, separate Garage and a rear Garden.

We are advised this is a Freehold Property.

Please call Halton Kelly for accompanied viewings.

**ENTRANCE HALL**

Access to stairwell with under stairs storage cupboard.



**KITCHEN**

12' x 9'5 (3.66m x 2.87m)

Fitted with wall and base units, 1.5 bowl drainer, integral oven, 4 ring gas hob, washing machine and fridge freezer, cupboard housing Baxi boiler and breakfast bar.



**FAMILY LOUNGE**

15'9 x 15'4 (4.80m x 4.67m)

A good sized Family Lounge located at the rear of the property, leading into the Conservatory.



**CONSERVATORY**

11'9 x 11'4 (3.58m x 3.45m)

Double opening doors to the rear garden.



**SECOND RECEPTION/BEDROOM 4**

15'3 x 10'1 (4.65m x 3.07m)

Possible fourth Bedroom.



**LANDING**



**BEDROOM ONE**

12'0" x 8'7" maximum (3.66m' x 2.64m maximum)

Located at the front of the property, a double Bedroom with integral storage cupboard.



**BEDROOM TWO**

12'7 x 8'3 (3.84m x 2.51m)

Double Bedroom with fitted sliding mirrored door robes, rear of property.



**BEDROOM THREE**

9'3 x 7'1 (2.82m x 2.16m)

Single Bedroom to the rear of the property.



**SHOWER SUITE**

8'8 x 6'6 (2.64m x 1.98m)

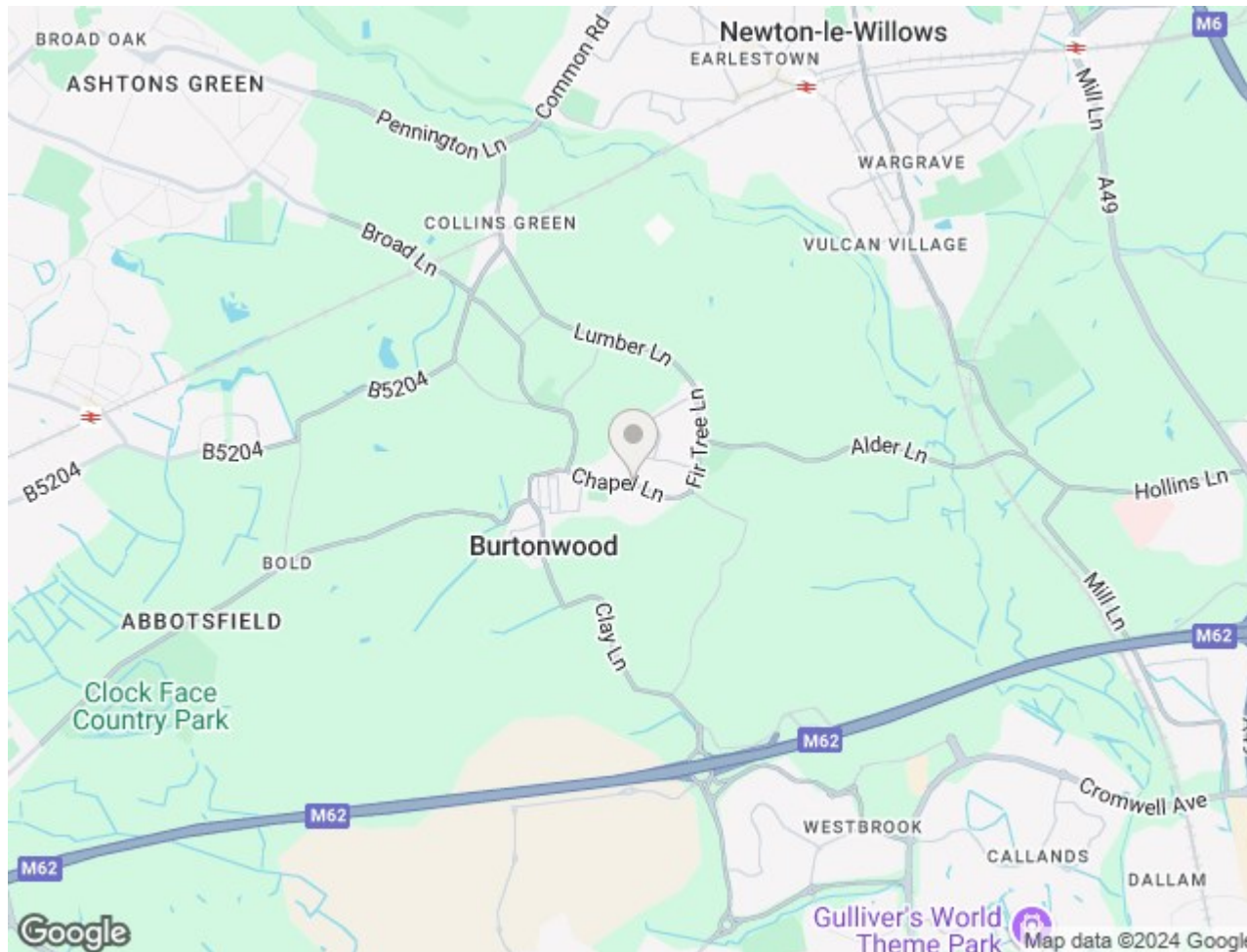
White three piece suite with walk-in shower.



**GARDEN**

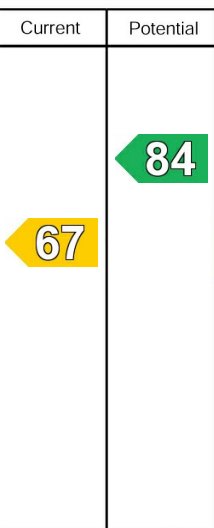
Mainly to lawn.





### 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		



England & Wales

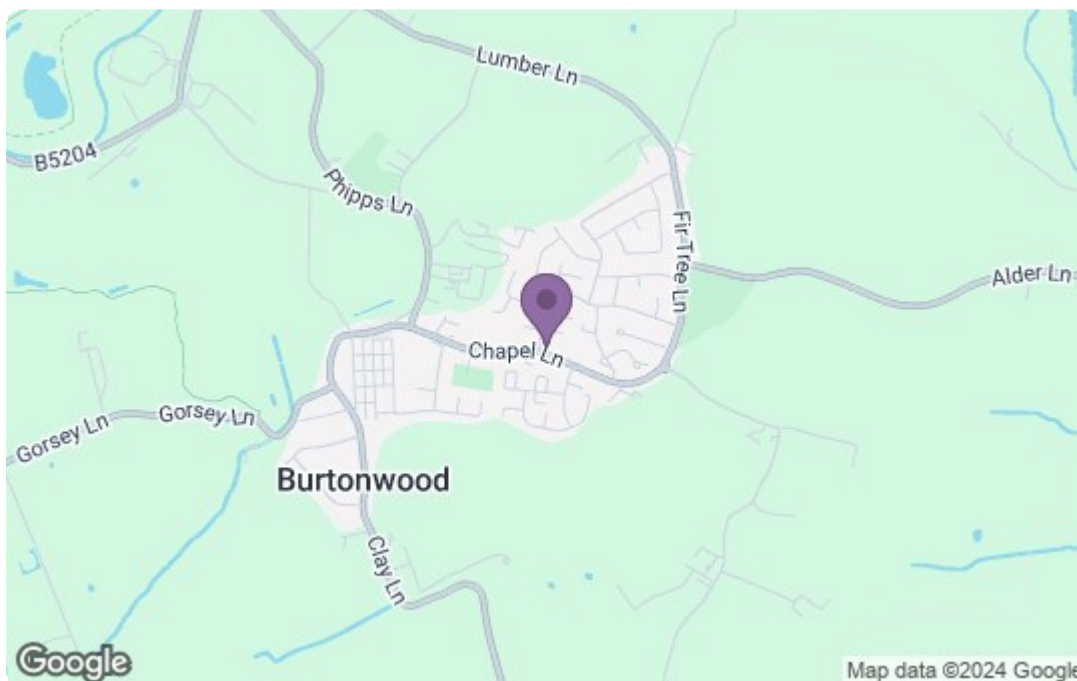
EU Directive 2002/91/EC

### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">84</span> </div>
(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		
	<span style="font-size: 2em;">67</span>	
<b>England &amp; Wales</b>		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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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.