



6 Charlotte Grove
Chapelford, Warrington WA5 8GJ

Offers Around
£159,950

COACH HOUSE property. ONE BEDROOM. VACANT POSSESSION. FREEHOLD Title. PERSIMMON CONSTRUCTION. NEW Carpets. NEW Combi Boiler. CAR PORT. Rear Garden. PERFECT for First Time Buyers.

Halton Kelly are pleased to offer for purchase this modern Coach House that was constructed by Persimmon Homes around 2008 and has one Bedroom along with a separate Hallway that provides additional access to a Lounge with front and rear windows, fitted Kitchen with integral appliances, three piece Bathroom Suite, Cloaks cupboard and separate storage cupboard. Underneath the Coach House is a good sized Car Port with enclosed storage area.

Outside to the rear is a well fenced rear Garden that is mainly to lawn.

We are informed by the Vendor this is Freehold Title and the interior has been recently decorated throughout, along with new carpets and around 12 months ago a new Combi boiler.

The property is well located for all local amenities and great motorway links.

Please call Halton Kelly for accompanied viewings.

ENTRANCE

Stair well giving access to the accommodation.



HALLWAY

Two excellent storage cupboards.



LOUNGE

16'2 x 9'8 (4.93m x 2.95m)

Dual aspect Lounge giving plenty of light.



KITCHEN

7'1 x 6'9 maximum (2.16m x 2.06m maximum)

Fitted with wall and base units, 1.5 bowl drainer, four ring gas hob, oven, washing machine (included) and under counter space for fridge.



BATHROOM

White three piece bathroom suite with shower over bath.



BEDROOM

10'7 x 9'7 (3.23m x 2.92m)

Double bedroom with walk in wardrobe, over stairs storage cupboard and loft access.



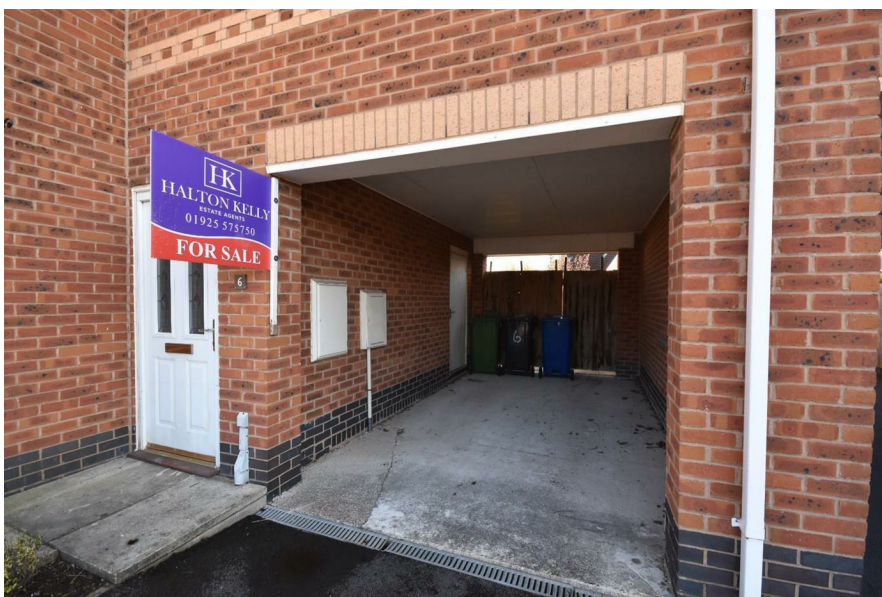
GARDEN

Well fenced, mainly to lawn access through the Car Port.



CAR PORT

With storage cupboard and gate giving access to the garden.



REAR ASPECT



FRONT VIEW FROM LOUNGE & KITCHEN






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		


England & Wales

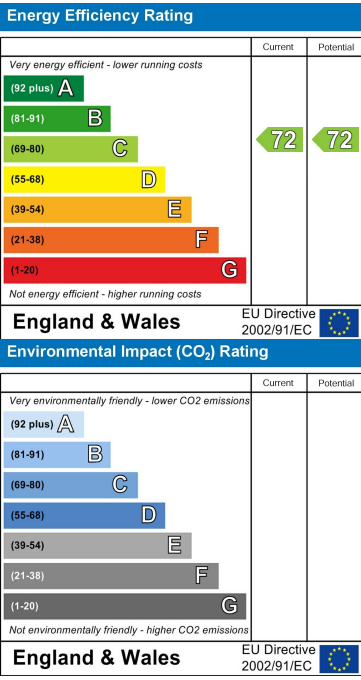
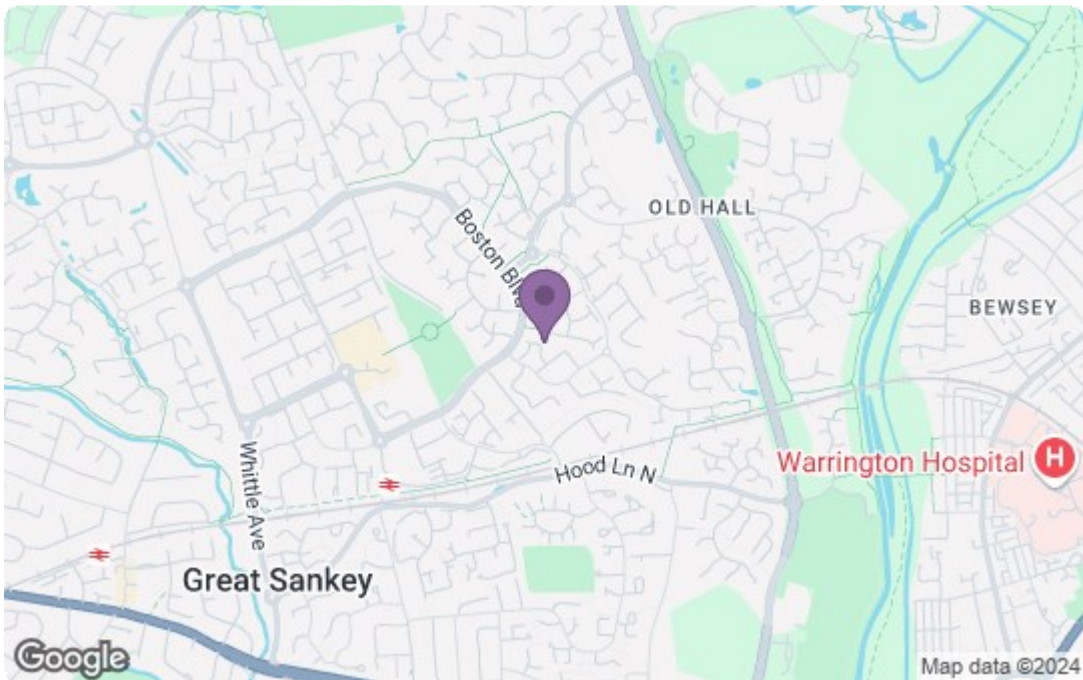
EU Directive 2002/91/EC 

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 



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.