



44 Rosterne Close
Gt Sankey, Warrington WA5 1BW

Offers Around
£218,950

DORMER Bungalow. SEMI DETACHED Property. TURN KEY. Vendor will VACATE. TWO DOUBLE Bedrooms. FABULOUS Fully Fitted KITCHEN. DETACHED Single GARAGE. CORNER Plot. FREEHOLD Title. Part UNDER FLOOR HEATING.

Halton Kelly are delighted to take instructions from our client to place this lovely gem of a Semi Detached Dormer Bungalow on the market, we are informed that Vacant Possession can be made available by the current owner. The interior truly is perfect throughout. Situated on a corner plot with driveway parking at the rear to a single detached Garage. The layout briefly comprises Entrance Hall (with under floor heating to all areas with tiled flooring, including bathroom), there is an ideal room for use as an Office at the side of the stair well, excellent Family Lounge, spacious open plan fitted Kitchen with Dining Area, fully tiled Bathroom Suite and an ideal Office Area to the side of the stairwell which provides access to a small Landing and two excellent Bedrooms.

Outside there are established gardens to three sides mainly to lawn, rear flagged patio, there is a side access door into the garage and we have been advised this property is Freehold Title and the owner advises a new boiler was fitted around two years ago.

For further information on viewing arrangements, please call the Office.

ENTRANCE HALL

'L' shaped Entrance Hall, tiled flooring with under floor heating.



OFFICE

11' x 6'4 (3.35m x 1.93m)

A lovely separate room, under stairs cupboard can be used as an office which leads to the stair well.



FAMILY LOUNGE

15'8 x 10'3 maximum (4.78m x 3.12m maximum)

With gas fire to surround.



BATHROOM SUITE

Three piece Bathroom Suite with shower over a P bath and under floor heating.



OPEN PLAN KITCHEN DINING

20'3 x 15'3 (6.17m x 4.65m)

Fitted wall and base units, integral oven, four ring Induction hob with overhead extractor, Belfast sink, integral washing machine, dishwasher and space for fridge/freezer, add to that a fantastic space for dining/TV Lounge and benefiting from under floor heating.



DINING AREA

External door to rear garden.



LANDING

Loft cupboard which we are advised is a very good size and access to both bedrooms.



BEDROOM ONE

12'1 x 10' (3.68m x 3.05m)

An excellent sized double bedroom with integral sliding robes and inset spot lights.



BEDROOM TWO

9'8 x 9'3 (2.95m x 2.82m)

Double bedroom.



GARDEN

The garden covers three sides to this gem of a home which includes a patio area.

GARAGE


Single Garage with driveway to the rear of the property.

REAR ELEVATION


VIEW FROM BEDROOM ONE

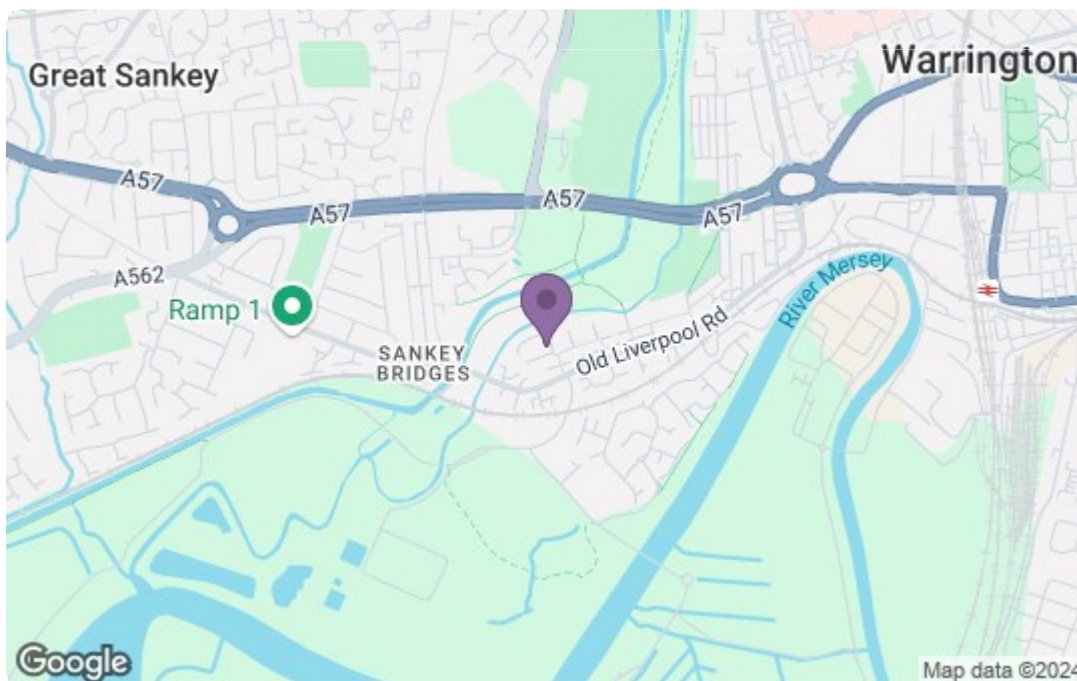


Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (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 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.