



11 Gresford Close
Callands, Warrington WA5 9RY

Offers Around
£269,950

SEMI DETACHED House. THREE Bedrooms. SHOW HOME Interior. FREEHOLD Title. FABULOUS fitted Kitchen. CUL DE SAC Position. TURN KEY Property. DRIVE parking. PLANTATION Shutters. LANDSCAPED Gardens.

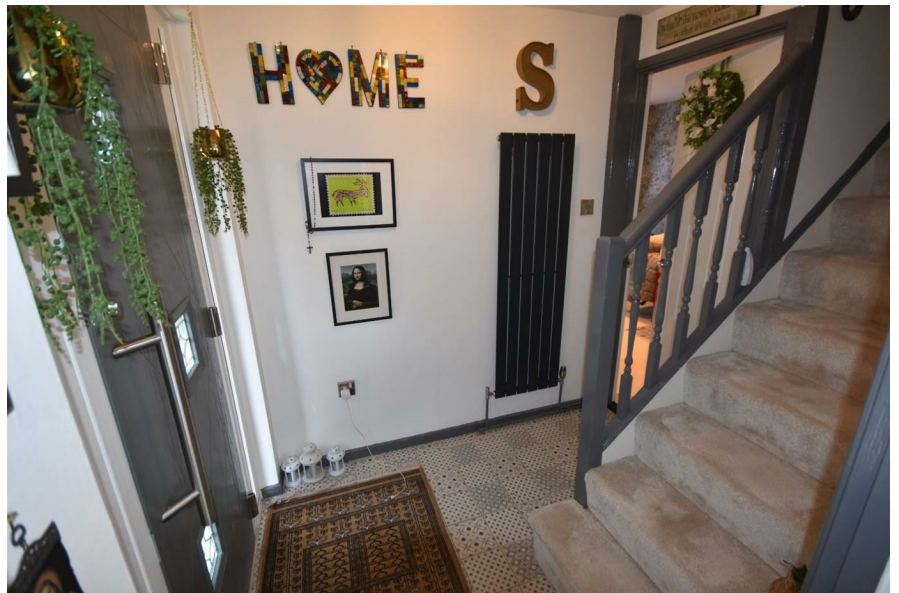
Halton Kelly are delighted to offer for purchase this three bedroom semi detached house which can only be described as an absolute gem. Fitted with Plantation Shutters throughout, this is a true turn key property and a credit to the current owner who advises that it is Freehold Title. Ready and waiting for the next lucky owner to move into, it briefly comprises Entrance Hall with tiled flooring and under stairs storage area, a light and airy Family Lounge, fully fitted Kitchen with Dining area, Landing, two double Bedrooms, smaller Bedroom and a stunning Shower Suite.

Outside to the front of the property is driveway parking. The rear garden is well fenced, mainly to lawn with well established borders, aggregate patio area and side gate.

Further further details and viewing arrangements please call Halton Kelly.

ENTRANCE HALL

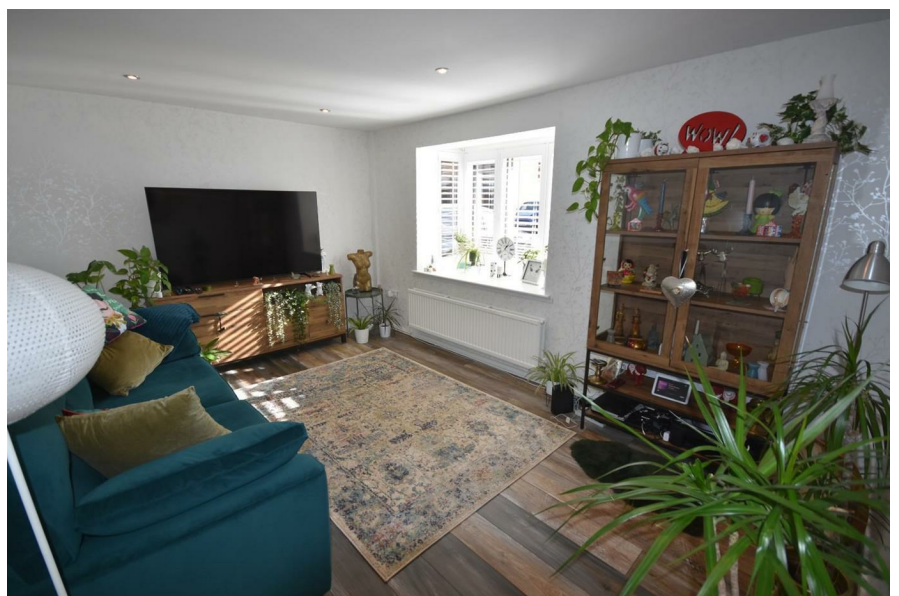
Accessed from the side of the property, Anthracite radiator, tiled flooring and under stairs storage space.



FAMILY LOUNGE

15' x 10'7 (4.57m x 3.23m)

A lovely airy Family Lounge with laminate wood flooring, ceiling spot lights and Plantation Shutters.



KITCHEN/DINING AREA

14'4 x 13' maximum (4.37m x 3.96m maximum)



KITCHEN

Fitted with wall and base units, Combi boiler, integral fridge/freezer, dishwasher, washing machine/dryer, four ring gas hob, electric oven and microwave, single bowl drainer, high gloss floor tiling, ceiling spot lights and Plantation Shutters.



DINING AREA

Anthracite radiator and double patio doors with Plantation Shutters leading to the rear garden.



LANDING

T shaped landing, access to part boarded loft via drop down ladders.



BEDROOM ONE

12'4 x 9'4 (3.76m x 2.84m)

Dual aspect double bedroom to the rear of the property fitted with mirrored robes and Plantation Shutters.



BEDROOM TWO

10'7 x 8'7 (3.23m x 2.62m)

Dual aspect double bedroom with Plantation Shutters.



BEDROOM THREE

7'9 x 5'9 (2.36m x 1.75m)

Window fitted with Plantation Shutters.



SHOWER SUITE

A stunning three piece shower suite with large walk-in rain shower, wash basin with storage, Anthracite towel warmer/radiator and ceiling spot lights.



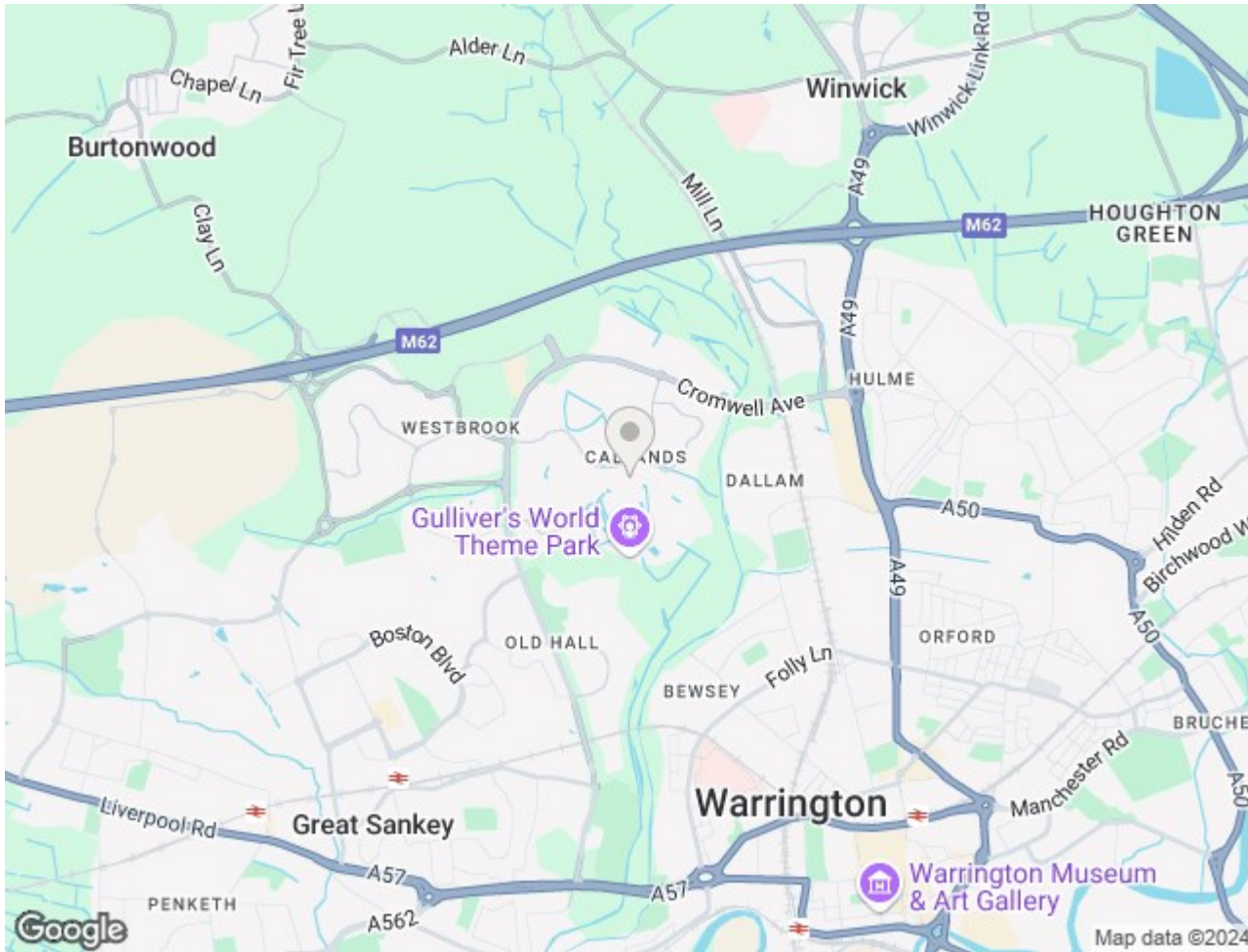
GARDEN

A well fenced rear garden, mainly to lawn with well established borders, aggregate patio area and side gate giving access to the front of the property.



REAR ELEVATION





Energy Efficiency Rating

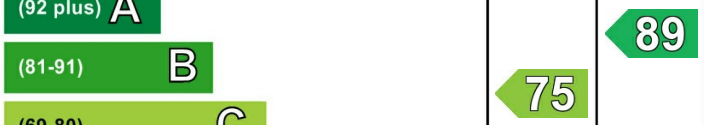
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

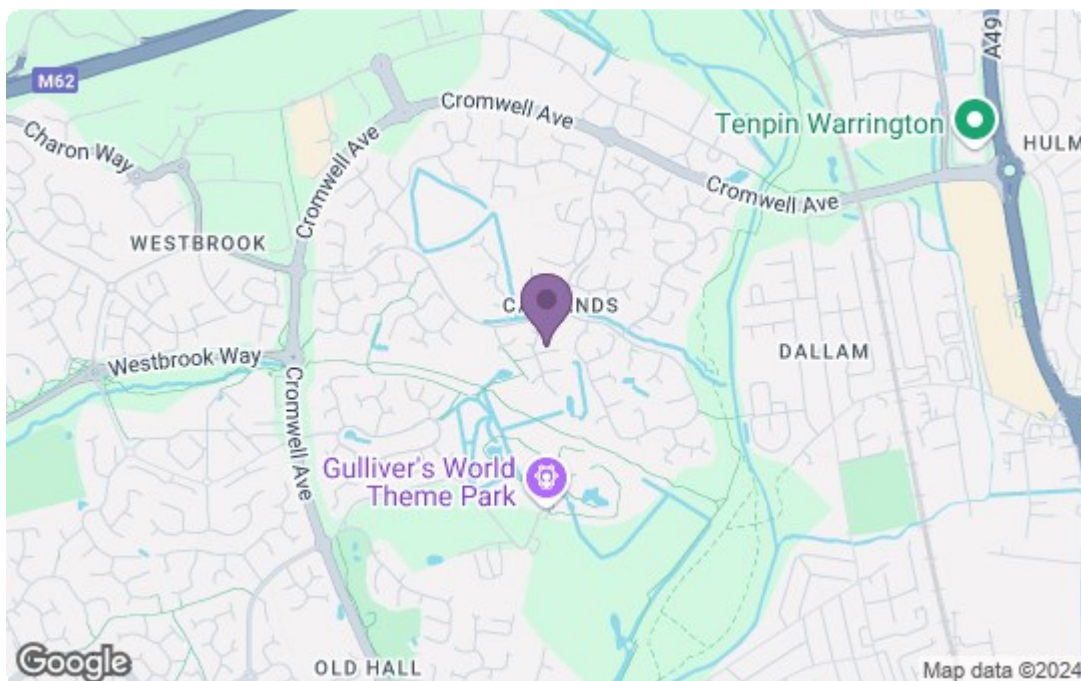
England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC 





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(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.