



3 Palmdale Gardens
Gt Sankey, Warrington WA5 3TN

Offers Around
£322,000

DETACHED House. THREE Bedrooms. MOTIVATED Vendors. Leasehold Title. EN SUITE Facilities. SEPARATE UTILITY Room. David Wilson Construction. Fitted ROBES to Bedroom. Purchased new 2014. Garage CONVERTED to Office.

Halton Kelly are pleased to offer for purchase this David Wilson property that was purchased new in 2014 and comprises lovely accommodation that is well presented throughout and of particular note the vendors have done an excellent Garage Conversion for a perfect home Office.

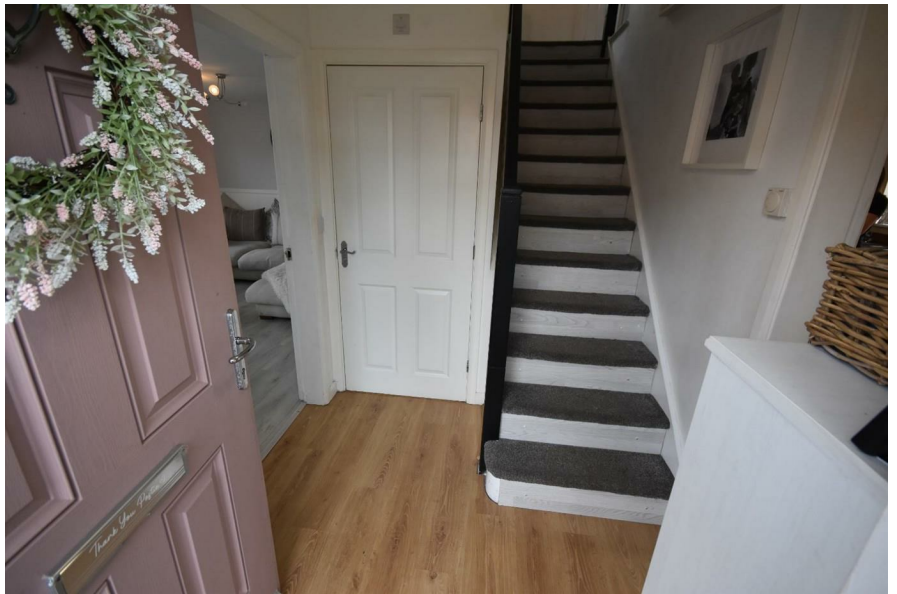
Briefly laid out as follows, Entrance Hall, ground floor W.C., Family Lounge, fully fitted Breakfast/Kitchen with patio doors, separate Utility Room, Landing, Master Bedroom with En suite, two further Bedrooms and Family Bathroom.

Outside the rear garden is to artificial grass and the detached single Garage has been very well laid out with plastered walls etc and is perfect as a self contained Office.

Please contact the office for further details. Our clients are motivated vendors, Leasehold Title 155 years £215 pa Ground Rent.

ENTRANCE HALL

Access to ground floor W.C. and stairwell.



GROUND FLOOR W.C.

Two piece suite.



FAMILY LOUNGE

17'9 x 10'7 (5.41m x 3.23m)

A great dual Family Lounge with feature fire place to surround and laminate flooring.



KITCHEN/DINER

17'9 x 10'3 (5.41m x 3.12m)

Kitchen is fitted with wall and base units, 6 ring gas hob with double electric oven with grill, space for fridge/freezer and dishwasher.



UTILITY ROOM

6'4 x 5'6

A great separate Utility Room with under counter space, plumbing for washing machine and external door to side of property.



LANDING

Large water tank cupboard with double doors.



MASTER BEDROOM

13'2 x 12'2 (4.01m x 3.71m)

A dual aspect double bedroom with integral robes.



EN SUITE

Three piece shower suite with large cubicle.



BEDROOM TWO

10'10 x 9'8 (3.30m x 2.95m)

Double bedroom.



BEDROOM THREE

8'11 x 7'4 (2.72m x 2.24m)

A good sized single bedroom.



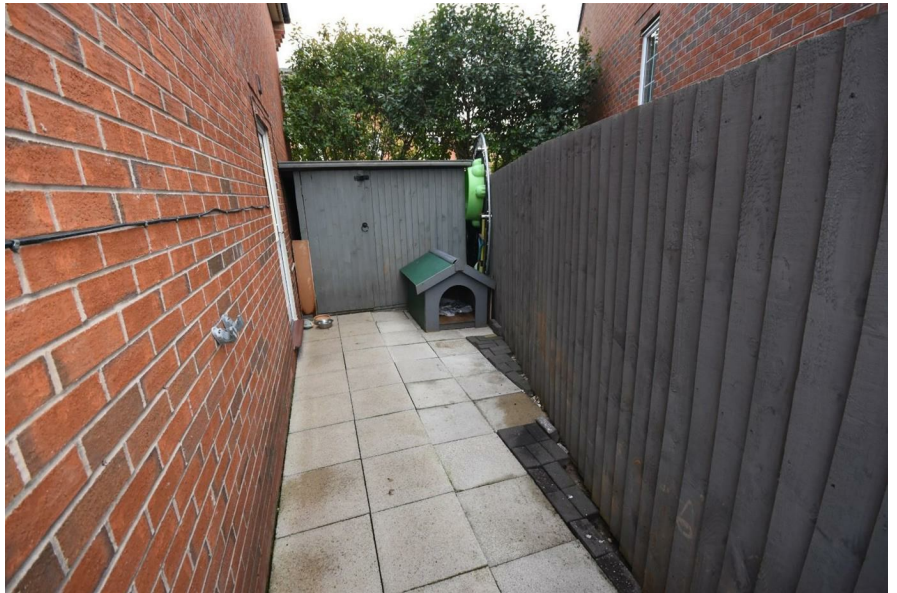
BATHROOM SUITE

Three piece bathroom suite.



GARDEN

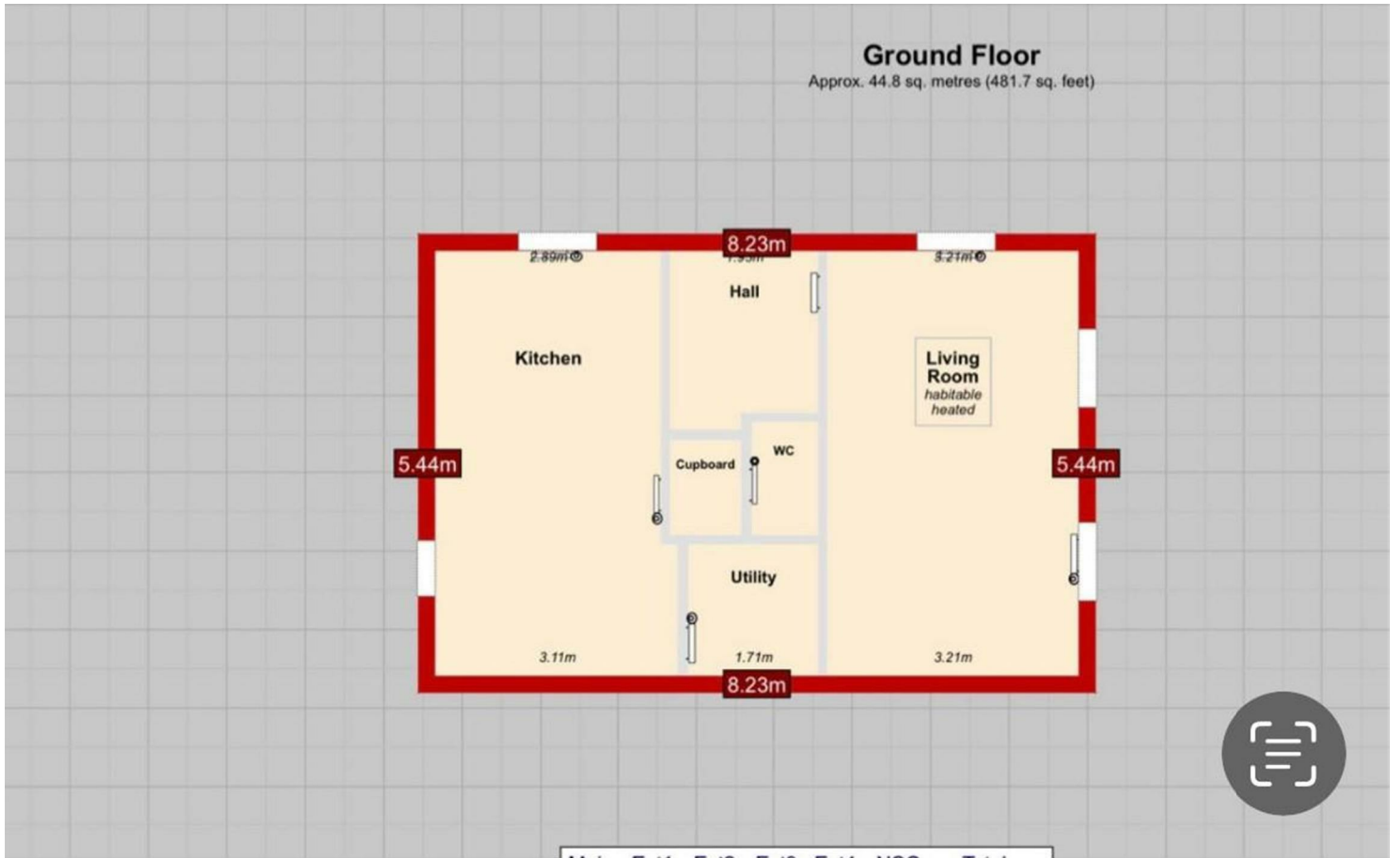
Well fenced maintenance free rear garden with timber decking and access door to the Office.



OFFICE

16'9 x 83 (5.11m x 25.30m)
Garage converted to Office.





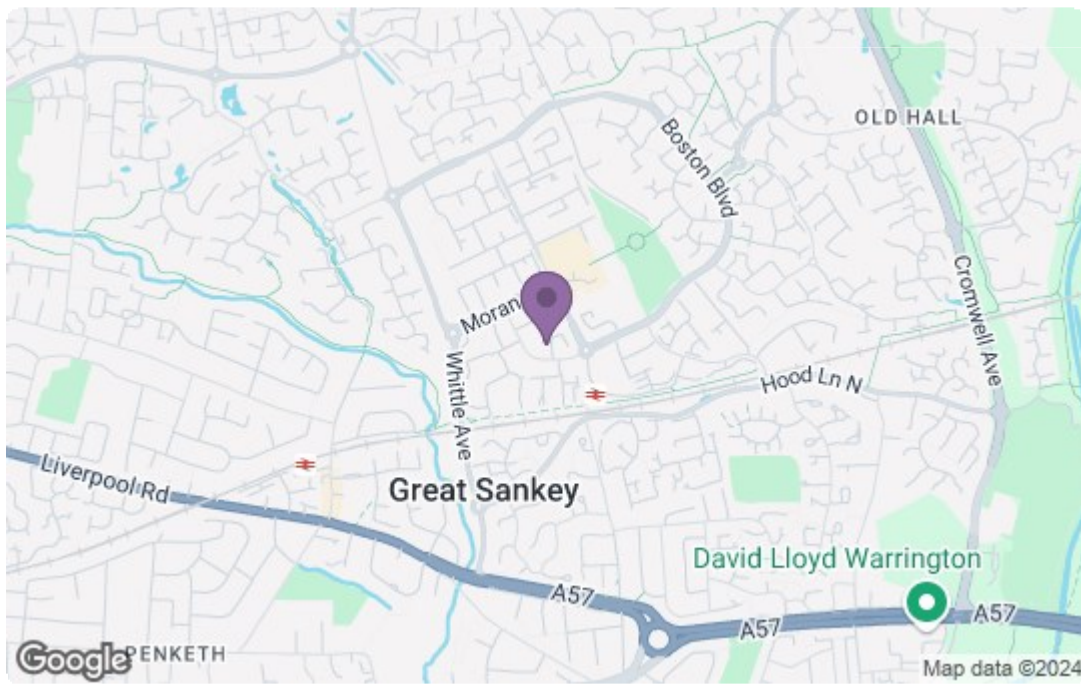
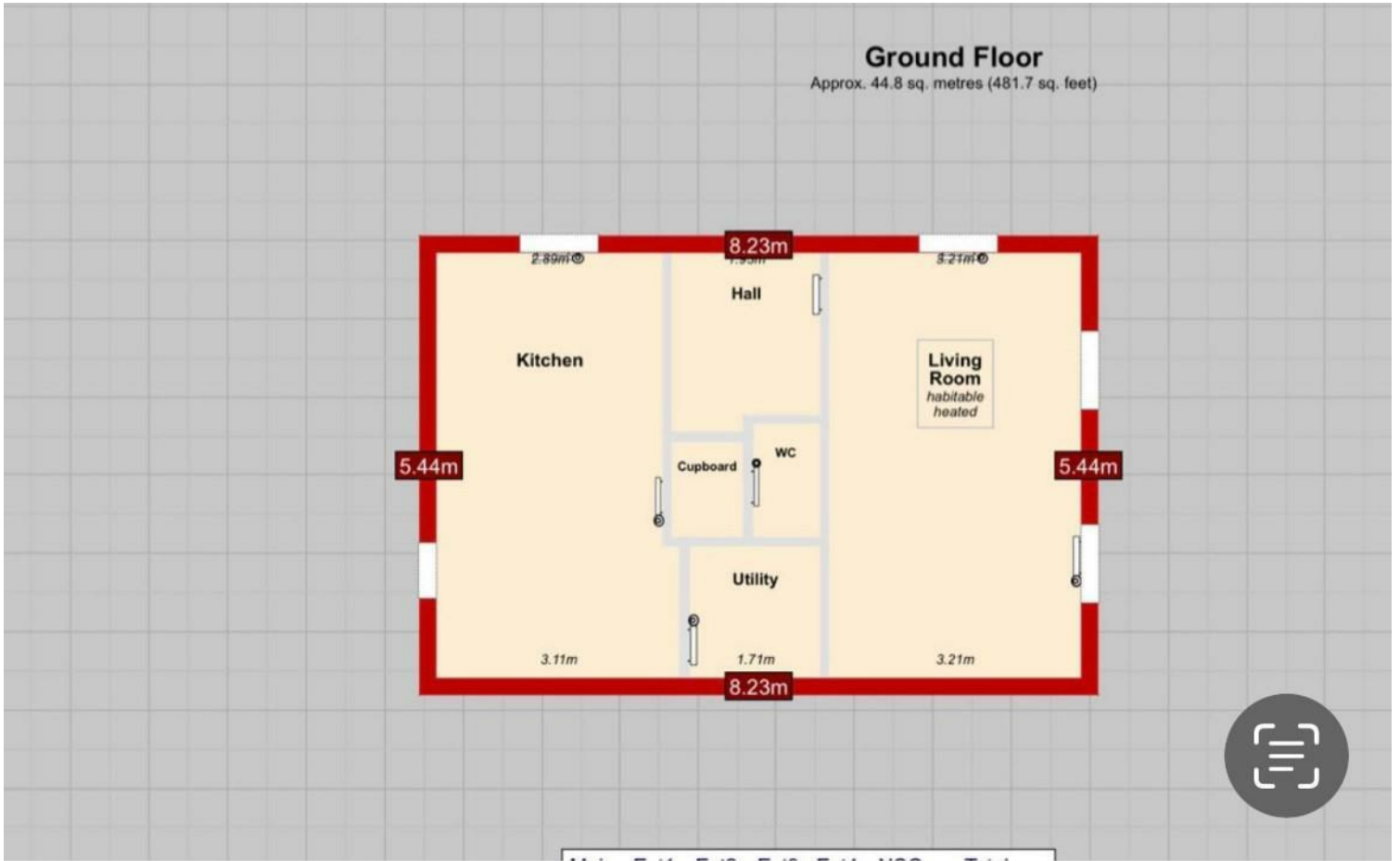


Energy Efficiency Rating

	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		
	75	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
(55-68) D		
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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 firms 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.