



9 Partisan Green Kingswood, Warrington WA5 7AA

Offers Around
£348,950

DETACHED House. Three EXCELLENT Bedrooms. EN SUITE Facilities. Fitted ROBES to all Bedrooms. THREE Reception Rooms. Freehold Title. Miller Construction. Bought New in 2015. TURN KEY Home. DO NOT MISS THIS ONE!!!

Halton Kelly are delighted to offer for purchase this perfect family home which is a credit to the current owners throughout, purchased new (Miller Homes) in 2015 our clients have completed an excellent Garage Conversion, so there are now three Reception Rooms to compliment the three Bedrooms.

Briefly laid out as follows, Entrance Hallway, ground floor W.C., Sitting Room (Garage Conversion), Family Lounge to the rear with patio doors, separate Snug/TV Room, fabulous fully fitted Kitchen with integral appliances, Landing, Master Bedroom with En Suite, two further good sized Bedrooms and Family Bathroom. Please note all the Bedrooms have fitted robes and are beautifully presented.

Outside to the front is ample driveway parking and the Garden is well fenced with outside electrics and storage shed with power, full width patio and side access gate.

This is an absolutely stunning property, for further enquiries and viewing arrangements, please call our Office. Highly motivated vendors who have found a property that they have already secured.

ENTRANCE HALLWAY

Laminate wood flooring, access to ground floor W.C. and stairwell.



GROUND FLOOR W.C.

White two piece suite and laminate wood flooring.



SITTING ROOM

16'6 x 7'10 (5.03m x 2.39m)

A lovely room currently being used as a Dining Room, with inset recessed lighting and media wall.

**FAMILY LOUNGE**

12'2 x 11'11 (3.71m x 3.63m)

Situated at the rear of the property with double opening patio doors to the Garden.



SNUG/TV ROOM

9'8 x 8'1 (2.95m x 2.46m)

With Storage Cupboard.

**KITCHEN**

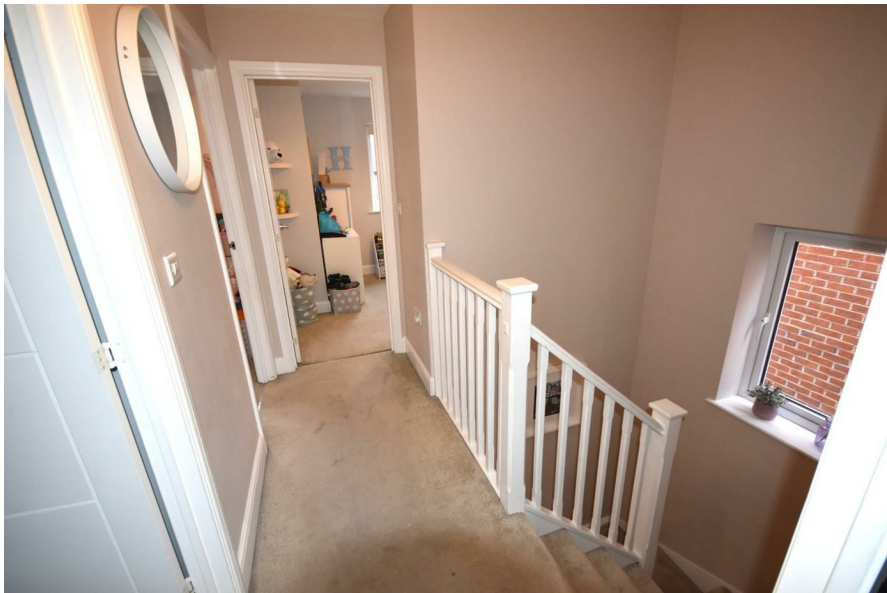
10'10 x 8'8 (3.30m x 2.64m)

A fabulous fully fitted Kitchen with neutral wall and base units and wood effect work surfaces, integral four ring gas hob with overhead extractor, double electric oven, dish washer, washing machine and fridge freezer.



LANDING

A good sized Landing giving access to three good sized Bedrooms and Family Bathroom.



MASTER BEDROOM
11'10 x 9'10 (3.61m x 3.00m)
Double Bedroom with fitted robes.



EN SUITE

White two piece Shower Suite.



BEDROOM TWO

13;4 x 9'1 (3.96m;1.22m x 2.77m)

Double Bedroom with integral mirrored robes and access to the loft which is part boarded with light, via drop down ladders.



BEDROOM THREE

11'1 x 7'5 (3.38m x 2.26m)

A large Single Bedroom with integral robes.



FAMILY BATHROOM

White three piece Bath Suite.



GARDEN

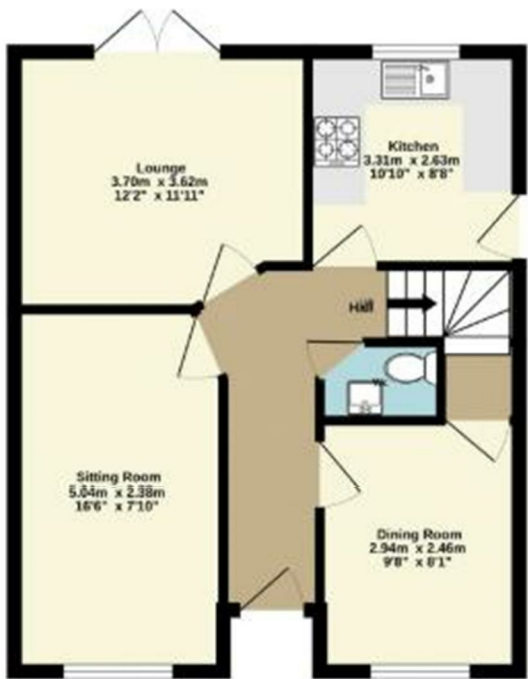
A well fenced rear Garden, mainly to lawn with full width patio area, outside tap, outside electrics, side access gate and maintenance free Storage Shed with power.



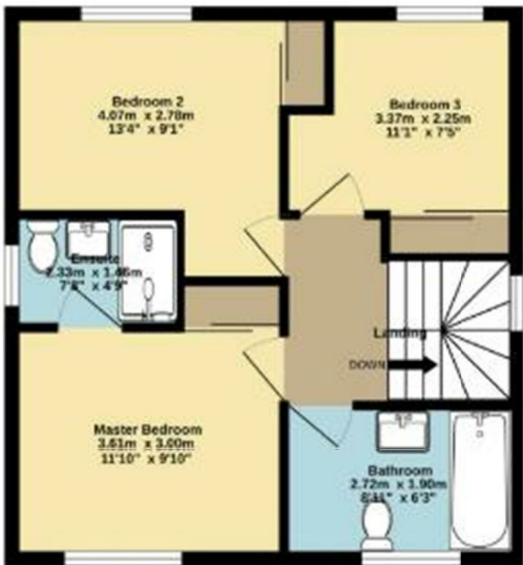
OUTSIDE TAP AND ELECTRIC POINT



Ground Floor
43.7 sq.m. (471 sq.ft.) approx.



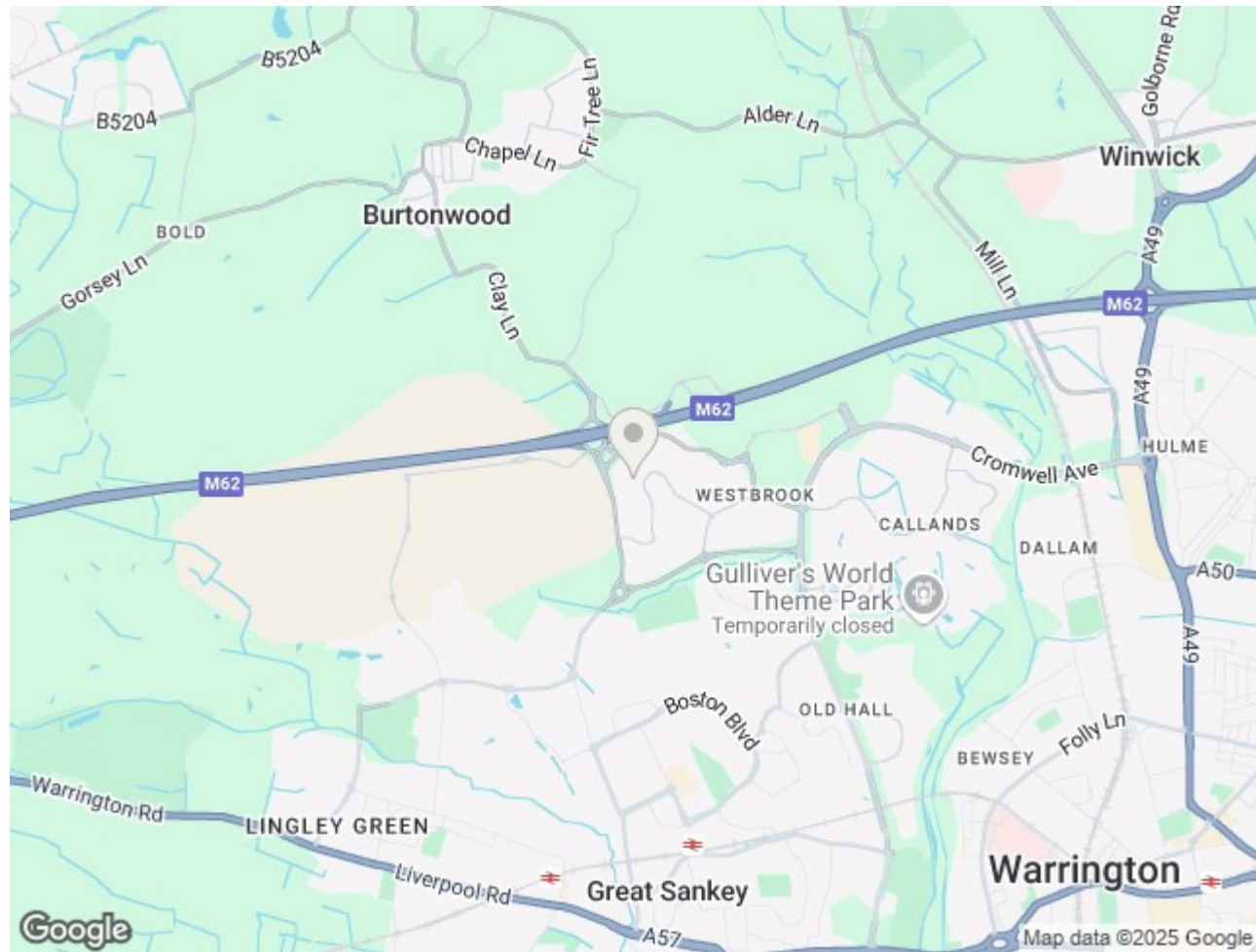
1st Floor
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 82.9 sq.m. (892 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Mapbox ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

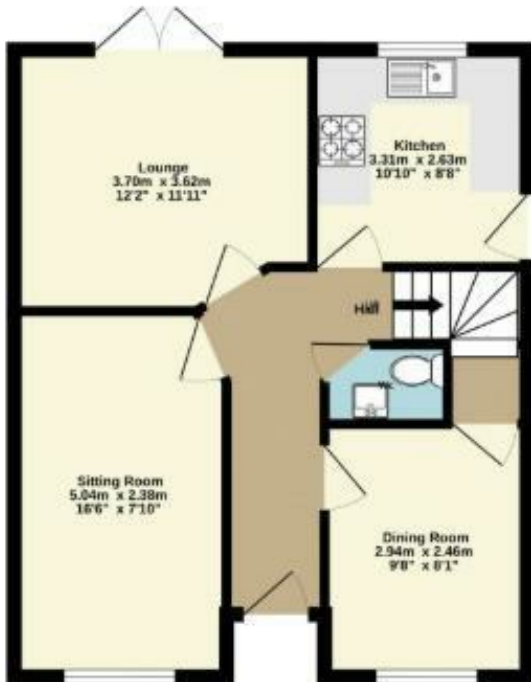
England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

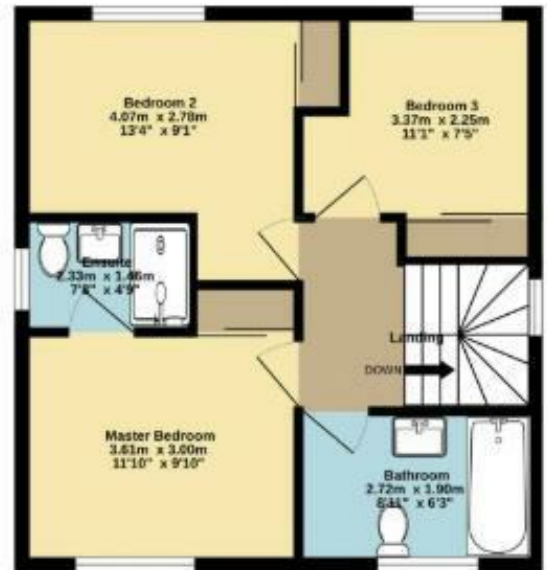
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & WalesEU Directive 2002/91/EC

Ground Floor
43.7 sq.m. (471 sq.ft.) approx.

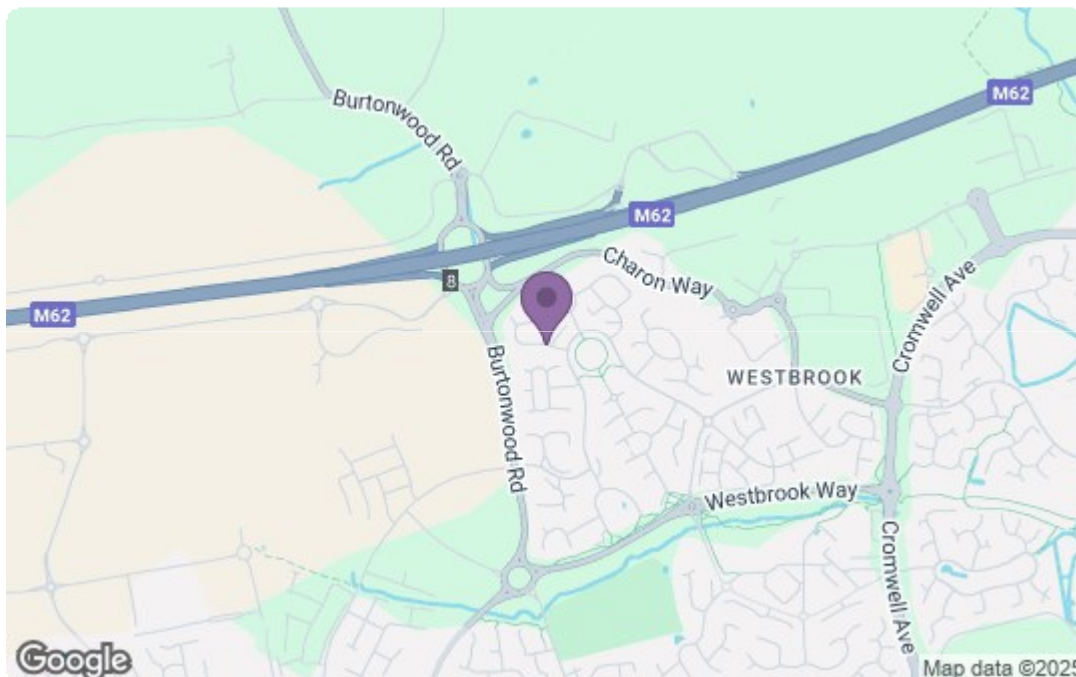


1st Floor
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 82.9 sq.m. (892 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 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.