



HALTON KELLY  
INDEPENDENT PROPERTY SERVICES



14 Colorado Close  
Gt Sankey, Warrington WA5 8WY

Offers Around  
£598,000

David Wilson Construction. SPACIOUS Family House. FIVE Bedrooms. Fabulous BESPOKE Kitchen. EN SUITE to Master. GUEST Bedroom with EN SUITE. DETACHED DOUBLE Garage. Freehold Title. FOUR Reception Rooms. Maintenance free rear Garden.

Halton Kelly are pleased to offer for purchase this fabulous Five Bedroom Detached home which is a credit to the current owners throughout, only offered for sale due to our clients moving out of the area, this David Wilson property offers spacious accommodation and is tucked away towards the end of the cul de sac.

Briefly laid out as follows, Open Porch, Reception Hallway, Ground Floor W.C., Bay fronted Study, Separate Dining Room, Family Lounge with double doors opening to a well proportioned Orangery extension which has a side access door through to a spacious Kitchen with side Family Area and separate Utility Room, Landing, Master Bedroom with fitted Bedroom furniture and En Suite, Guest Bedroom with fitted robes and En Suite, three further Excellent Bedrooms and a Family Bathroom.

The rear Garden is landscaped with terracing and artificial grass, side access to concealed bin storage area and Detached Double Garage with ample parking as well.

We are informed it is Freehold Title and Certificated Fueng Shui.

Please call our Office for further details and accompanied viewings.

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**OPEN PORCH**

Flagged Open Porch.



**RECEPTION HALLWAY**

Spacious Reception Hallway with Amtico flooring giving access to the ground floor W.C. and Stairwell.



**GROUND FLOOR W.C.**

White two piece suite and Amtico flooring.



**BAY FRONTED STUDY**

12'3 x 9'2 (3.73m x 2.79m)

With Plantation Shutters and Amtico flooring.



**DINING ROOM**

14'9 x 11'2 (4.50m x 3.40m)  
Bay windowed dining room with Plantation Shutters and Amtico flooring.



**FAMILY LOUNGE**

16'11 x 12'3 (5.16m x 3.73m)  
Dual aspect Family Lounge with gas fire to surround and double opening doors to the Orangery extension.



**ORANGERY EXTENSION**

13'0 x 12'10 (3.96m x 3.91m)

A lovely Orangery extension looking out to the rear Garden, fitted with radiator, air conditioning unit, TV point and access door to the Kitchen/Family Area.



**KITCHEN/FAMILY AREA**

22'1 x 16'2 (6.73m x 4.93m)

An absolutely fantastic bespoke Kitchen fitted with wall and base units, Quartz work tops, breakfast bar, 1.5 bowl drainer, integral dish washer, five ring gas hob with wok base and overhead extractor, two separate single electric ovens, double opening patio doors to the Garden, Amtico flooring and access door to the separate Utility Room.



**UTILITY ROOM**

7'8 x 4'11 (2.34m x 1.50m)

Fitted with matching wall and base units to the Kitchen, plumbing for washing machine, cupboard housing the boiler (we are advised is 3/4 years old and serviced annually), space for American style fridge freezer and access door to the side of the property.



**LANDING**

Airing cupboard housing boiler water tank and access to part boarded loft.



**MASTER BEDROOM**

15'2 x 14'9 (4.62m x 4.50m)

Fully fitted Master Bedroom with Plantation Shutters and access to the En Suite.





**MASTER EN-SUITE**

8'0 x 5'4 (2.44m x 1.63m)

White three piece suite with large Shower cubicle and tiled flooring.



**GUEST EN-SUITE**

White suite with shower cubicle.



**BEDROOM THREE**

14'5 x 9'11 (4.39m x 3.02m)

Double Bedroom.



**BEDROOM FOUR**

10'5 x 10'0 (3.18m x 3.05m)

Double Bedroom.



**BEDROOM FIVE**

12'2 x 9'9 (3.71m x 2.97m)

Double Bedroom with window seat and Plantation Shutters.



**FAMILY BATHROOM**

8'9 x 7'3 (2.67m x 2.21m)

White four piece Bathroom Suite including separate shower cubicle.



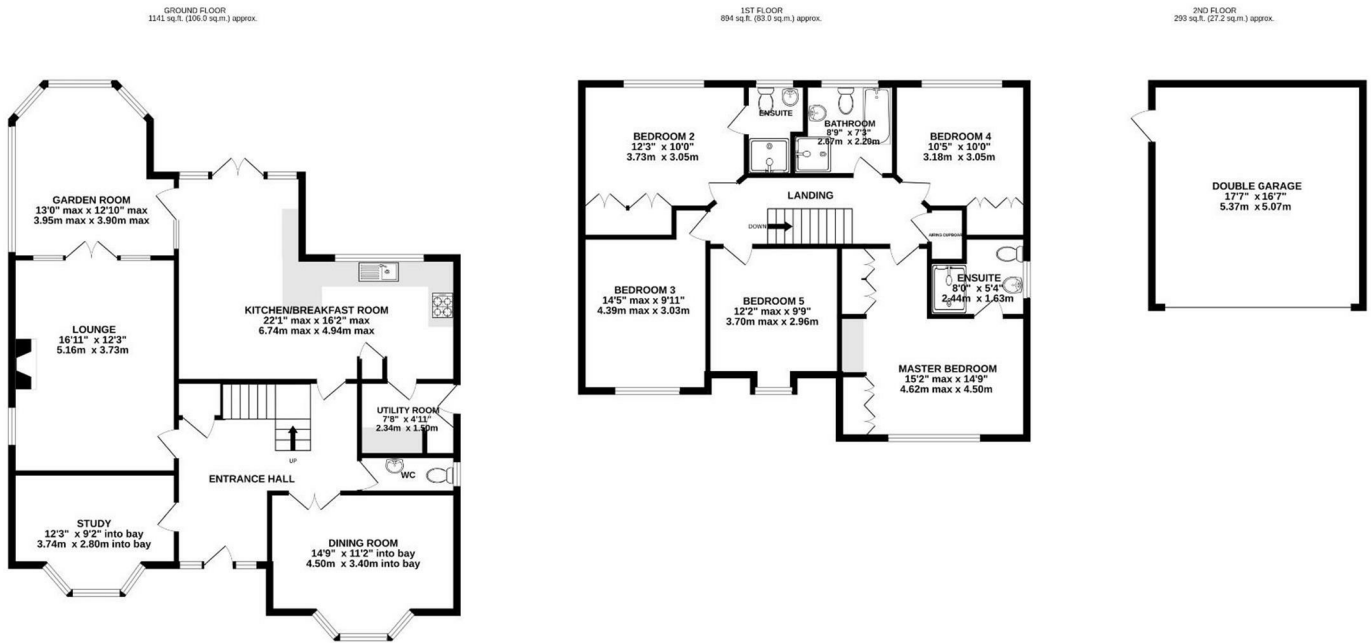
**REAR GARDEN**

Landscaped and well fenced rear Garden with pet friendly artificial grass, separate bin storage area and access gate to the front of the property. Sun trap area of the Garden with hot/cold shower point and tap, ideal for hosing down dogs.



**DOUBLE GARAGE**

Detached double Garage.




TOTAL FLOOR AREA : 2327 sq.ft. (216.2 sq.m.) 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.  
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### Energy Efficiency Rating

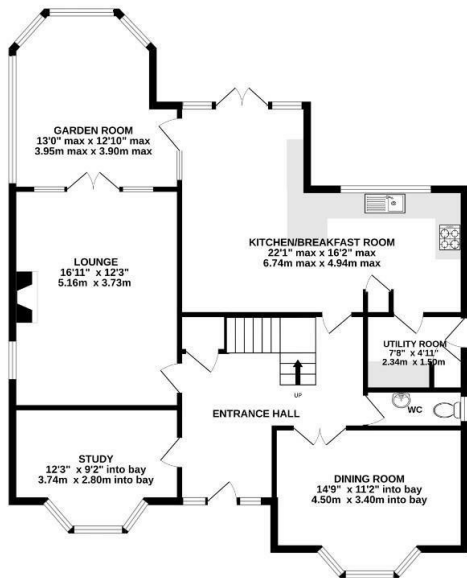
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

77 → 83

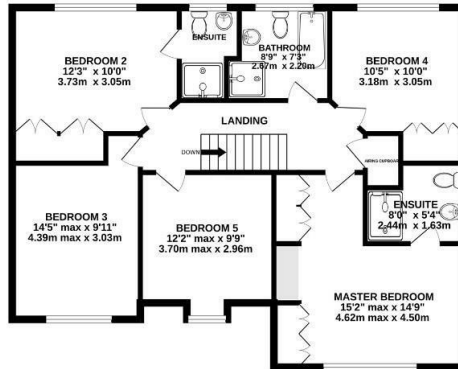
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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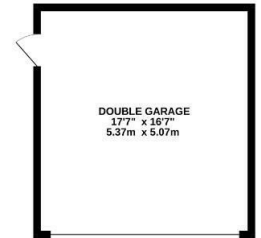
GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR  
894 sq.ft. (83.0 sq.m.) approx.

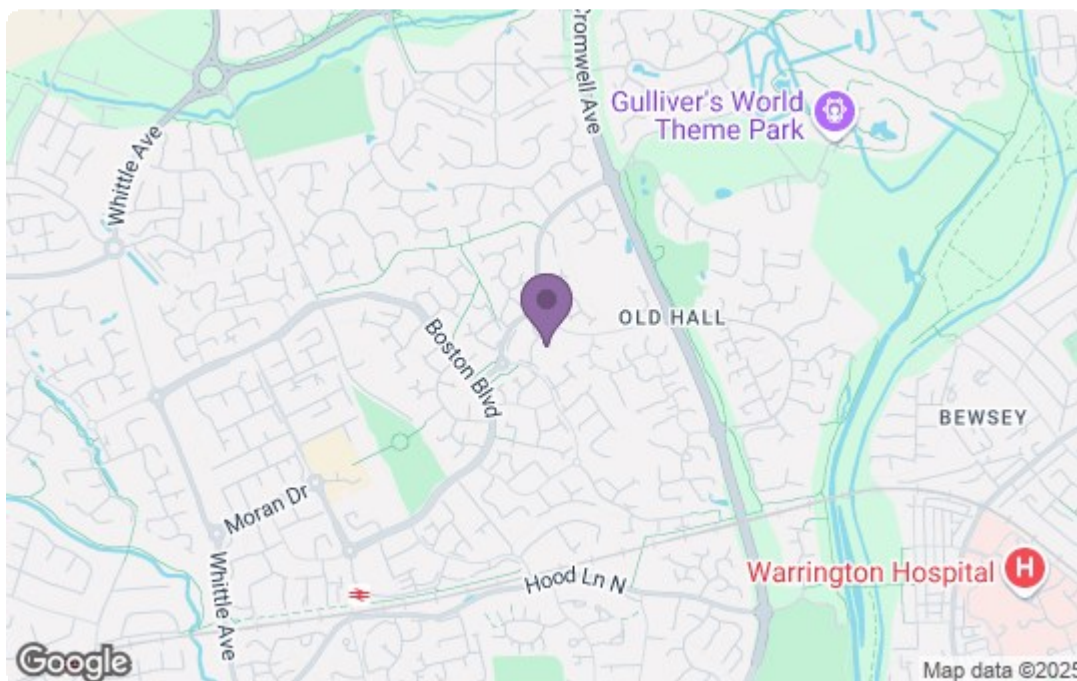


2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 2327 sq.ft. (216.2 sq.m.) approx.

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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.