



21 Foreland Close
Gt Sankey, Warrington WA5 3LB

Offers Around
£369,950

DETACHED House. FOUR Bedrooms. EN SUITE. STUNNING Interior. Freehold Title. Full Width CONSERVATORY. BESPOKE Fitted Kitchen. Single GARAGE. Additional LARGE UTILITY Room. DO NOT MISS THIS ONE!!!

Halton Kelly are pleased to offer for purchase this superbly presented Four Bedroom Detached Family Home which really is a credit to the current owners throughout. Of particular note is a full width Conservatory extension across the rear and a bespoke fitted Kitchen, there is also a large rear Utility Room as this was a tandem double Garage with the rear half sectioned off. Only offered for sale due to our clients having found a wonderful house locally and are accordingly motivated vendors.

We are advised it is Freehold Title.

Briefly laid out as follows, Entrance Hallway, fully tiled Ground Floor W.C., Family Lounge, Fabulous bespoke Kitchen with side Dining Area, Full Width Conservatory, Utility Room, Landing, Master Bedroom with fully tiled En Suite, three further Bedrooms and fully tiled Family Bathroom.

Outside to the front is ample off road parking and the rear garden is mainly to lawn with patio area and side access gate. Tucked away at the end of the cul de sac with a pleasant outlook to the front.

Please call for accompanied only viewing arrangements.

ENTRANCE HALLWAY

Access to Ground Floor W.C. and stairwell.



GROUND FLOOR W.C.

Fully tiled with two piece suite.



FAMILY LOUNGE

14'3 x 11'5 maximum (4.34m x 3.48m maximum)

Situated at the front of the property with ceiling spot lights.



KITCHEN/DINER

15'1 x 10'6 maximum (4.60m x 3.20m maximum)

A fabulous fitted Kitchen with high gloss wall and base units integral four ring Induction hob with overhead extractor, fridge, microwave, twin electric ovens one with grill, under counter space for washing machine, dish washer and dryer. Sliding patio doors to the full width Conservatory.



DINING AREA



UTILITY ROOM

This has been sectioned off from the double tandem Garage and provides a great space as a Utility or can be changed back to a double Tandem Garage.



COMBI BOILER

Situated in the Utility area, approximately 6-8 years old and we are advised it is serviced yearly.

**CONSERVATORY**

15'8 x 15'1 (4.78m x 4.60m)

A really good sized Conservatory with under floor heating, access door to the Garage area/Utility Room and double opening doors to the rear Garden.



LANDING

Storage cupboard and access to part boarded loft with light via drop down ladders.

**MASTER BEDROOM**

15'5 x 11'9 maximum (4.70m x 3.58m maximum)

Double Bedroom to the front of the property with access to En Suite.



EN SUITE

Fully tiled with shower cubicle.



BEDROOM TWO

11'2 x 10'7 maximum (3.40m x 3.23m maximum)

Double Bedroom located at the rear of the property.



BEDROOM THREE

9' x 7'8 (2.74m x 2.34m)

With storage cupboard.



BEDROOM FOUR

7'7 x 8'6 maximum (2.31m x 2.59m maximum)

Single Bedrooms.



FAMILY BATHROOM

Fully tiled three piece suite with rain shower over bath.



GARDEN

Well fenced rear Garden mainly to lawn with paved path, patio area, outside tap and side access gate.

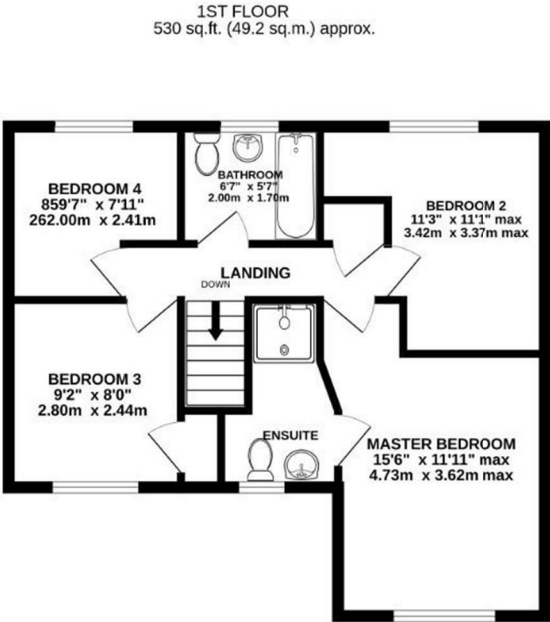
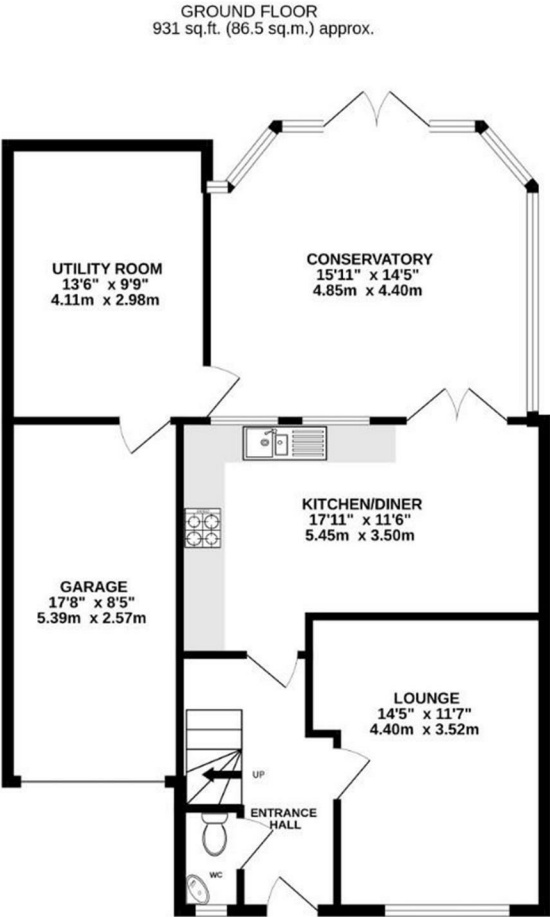


REAR ELEVATION



VIEW FROM PROPERTY

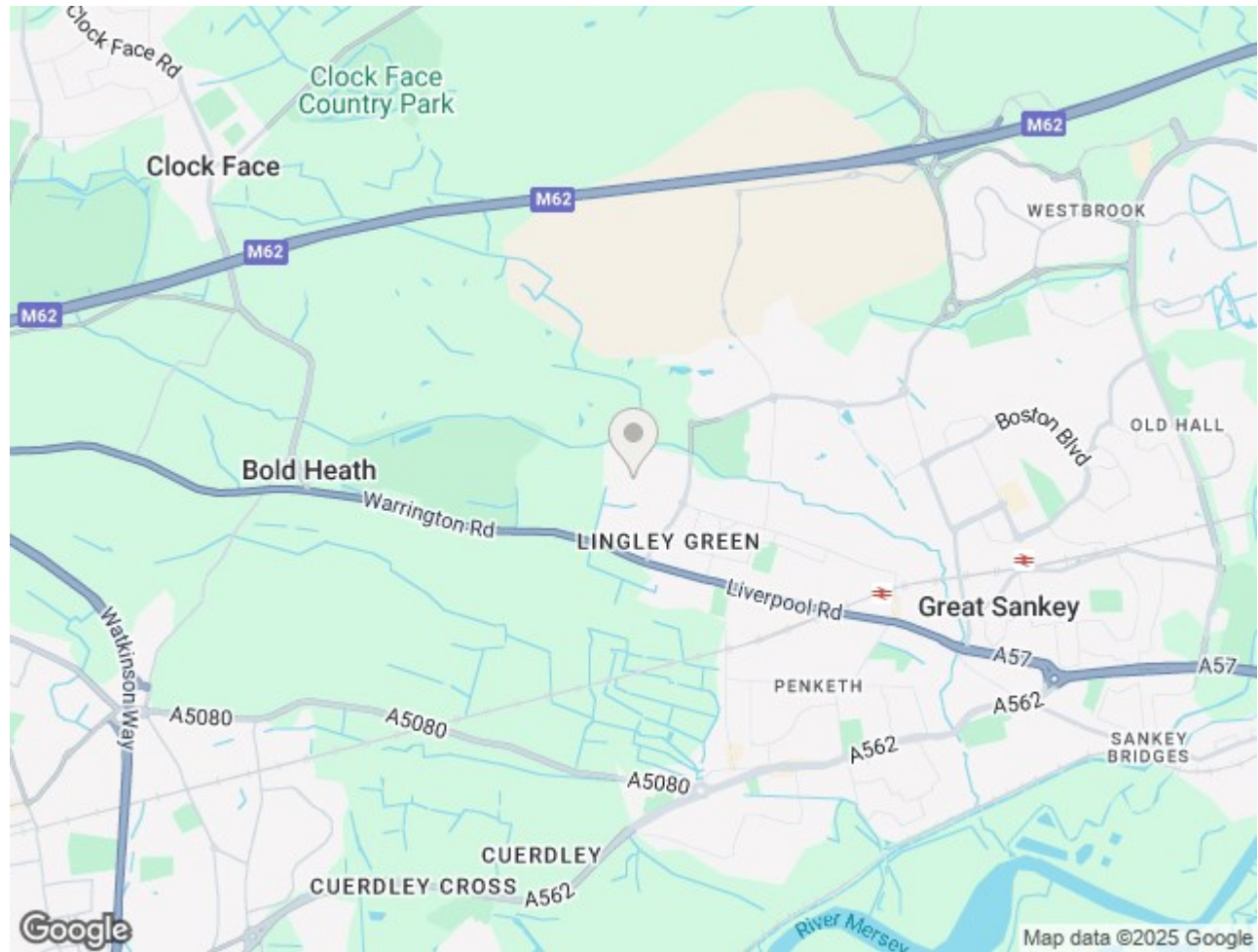





TOTAL FLOOR AREA : 1461 sq.ft. (135.8 sq.m.) approx.

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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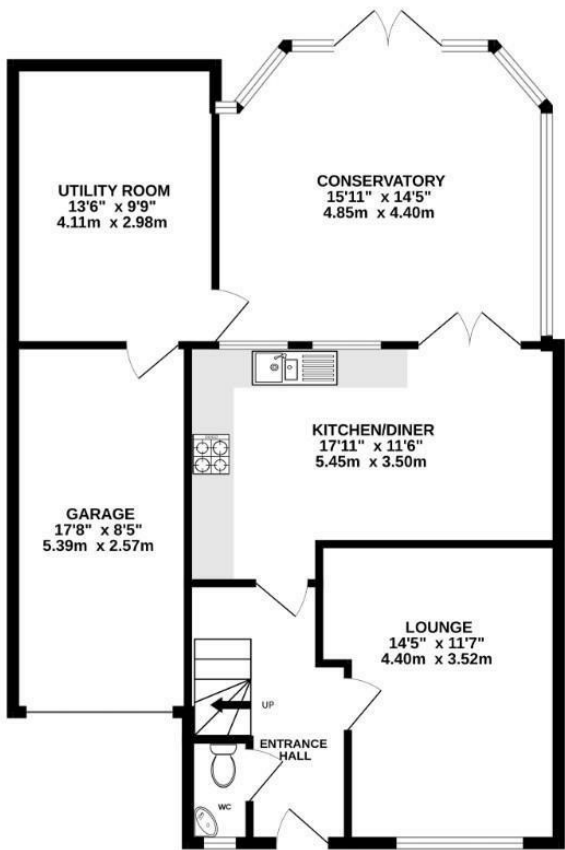
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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 	

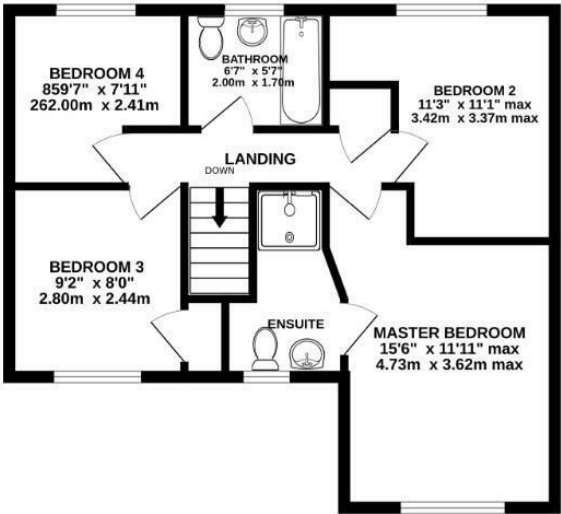
Environmental Impact (CO₂) Rating

	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 	

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.

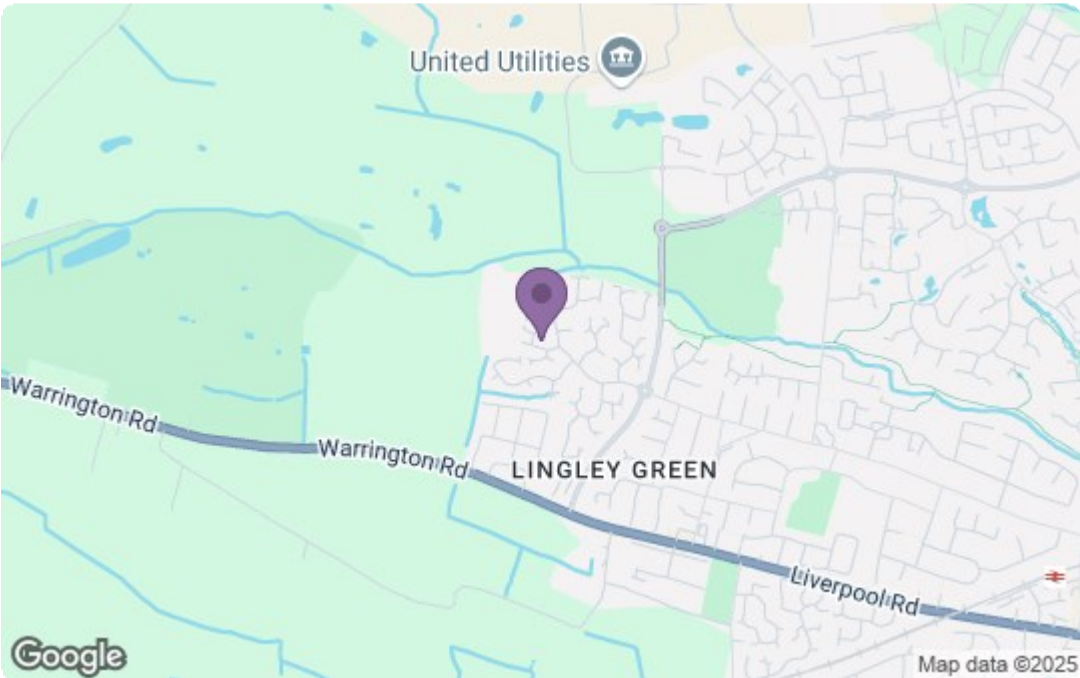


1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.8 sq.m.) approx.

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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.