



28 Ketteringham Drive
Gt Sankey, Warrington WA5 3UD

Offers Around
£382,000

Miller Homes Construction. 5 or 4 BEDROOMS. EN SUITE Facilities. Accommodation over THREE FLOORS. Fully fitted Kitchen. SEPARATE Utility Room. DETACHED SINGLE Garage. Freehold Title. EXCELLENT Family Home. Semi Detached House.

Halton Kelly are pleased to offer for purchase this spacious three storey property which was construction by Miller Homes around 2020 and purchased new by our clients. With four or five Bedrooms the accommodation is flexible and we are informed this is Freehold Title with a small yearly Service Charge regarding the upkeep of the children's play area to the front. Location wise its superb being so close to Ofsted 'Outstanding' School.

Laid out as follows, through Entrance Hall, Ground Floor W.C., Bay fronted Dining Room, fully fitted Kitchen with side Breakfast Area, Utility Room, First Floor Landing, Family Lounge, separate Play Room/Family Room, Bedroom Four, Second Floor Landing, Master Bedroom with En Suite, Two Bedrooms and a Family Bathroom.

Gardens are mainly to lawn with a long driveway, which can accommodate 3 vehicles, to a Single Detached Garage. View of the park makes it perfect for families.

ENTRANCE HALL

Access to Ground Floor W.C. and Stairwell.



GROUND FLOOR W.C.

White two piece suite and vinyl flooring.



DINING ROOM

14'8 x 9'6 (4.47m x 2.90m)

Bay fronted Dining Room, located at the front of the property with two pull-out drawers that fit snugly in the bay.



KITCHEN

11'8 x 9'6 (3.56m x 2.90m)

Open Plan Kitchen to Breakfast Area. Fitted with wall and base units including Breakfast Bar, extra wall units have been added by the vendors, integral four ring gas hob with overhead extract, two electric ovens, one with grill, dish washer, fridge freezer and 1.5 bowl drainer.



BREAKFAST AREA

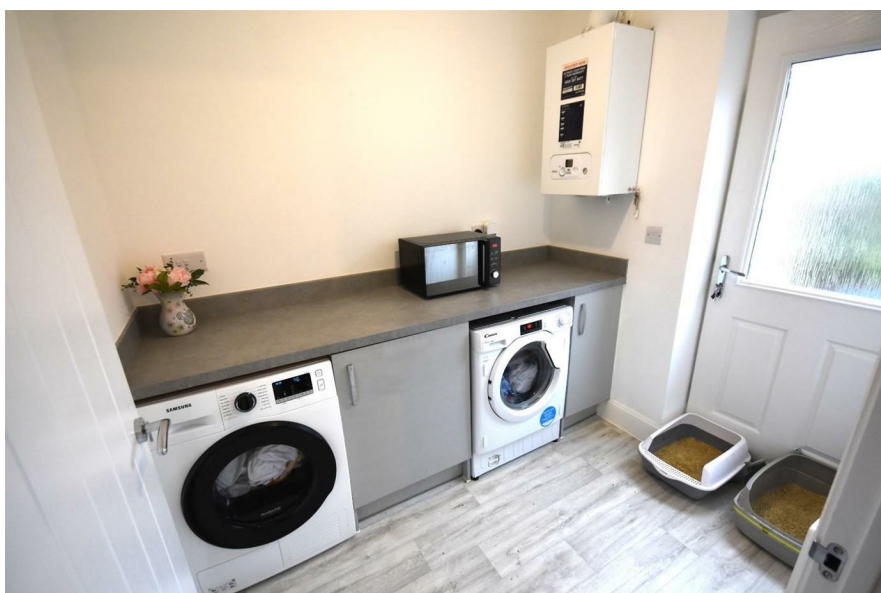
9'6" x 7'10" (2.90m x 2.39m)

Access to separate Utility Room and double open doors to the Garden.

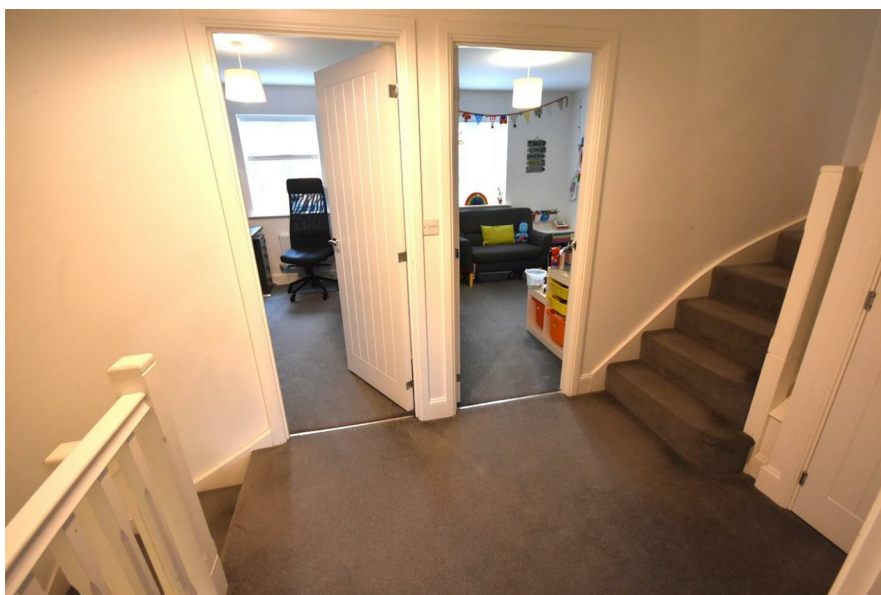
**UTILITY ROOM**

6' x 7'5" (1.83m x 2.26m)

Fitted base units with counter top space, plumbing for washing machine and further under counter space, boiler, external door to the rear of the property.

**FIRST FLOOR LANDING**

Access to Family Lounge, Bedrooms Four and Five.



FAMILY LOUNGE

16' x 14' (4.88m x 4.27m)

A light and airy Family Lounge with triple windows.



BEDROOM FOUR

11' x 9' (3.35m x 2.74m)

Currently being used as a Play Room.



BEDROOM FIVE

11' x 6'7 (3.35m x 2.01m)

Currently being used as a Study.



SECOND FLOOR LANDING

Access to further Bedrooms and Family Bathroom.



MASTER BEDROOM

12' x 10'8 (3.66m x 3.25m)

Double Bedroom with fitted sliding mirrored robes and access to En Suite.



EN SUITE

White three piece Shower Suite.



BEDROOM TWO

11' x 9' (3.35m x 2.74m)
Double Bedroom.



BEDROOM THREE

10' x 6'7 (3.05m x 2.01m)

Double Bedroom.



FAMILY BATHROOM

White three piece Bath Suite.



GARDEN

Not directly overlooked. Mainly to lawn with patio area.



VIEWING FROM PROPERTY



Chantry

Overview
With its practical, inviting kitchen and breakfast room complemented by a stylish bay-windowed dining room, this feature-filled home is perfect for entertaining. The lounge shares the first floor with an informal family room, and one of the four bedrooms is en-suite.

Ground Floor

Dining
2.900m max x 4.474m max
9'6" x 14'8"

Kitchen
2.900m x 3.550m
9'6" x 11'8"

Breakfast
2.900m x 2.389m
9'6" x 7'30"

WC
1.854m x 0.970m
6'7" x 3'2"

Utility
1.853m x 2.263m
6'7" x 7'5"

First Floor

Lounge
4.847m max x 4.262m max
15'11" x 14'0"

Family
2.747m x 3.338m
9'0" x 10'11"

Bedroom 4
2.007m x 3.337m
6'7" x 10'11"

Second Floor

Master Bedroom
3.247m max x 3.626m
10'8" x 11'11"

En-Suite
1.506m max x 2.419m max
4'11" x 7'11"

Bedroom 2
2.747m x 3.338m
9'0" x 10'11"

Bedroom 3
2.007m x 3.052m
6'7" x 10'0"

Bathroom
1.986m max x 2.030m max
6'6" x 6'8"

Plots
70", 71,
87", 88,
89", 90,
99, 100",
101, 102",
122, 123",
178", 179

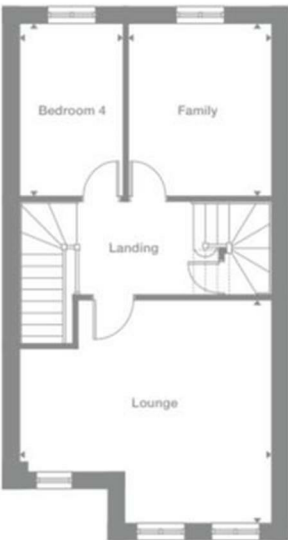
Floor Space
1,475sq ft



Ground Floor



First Floor

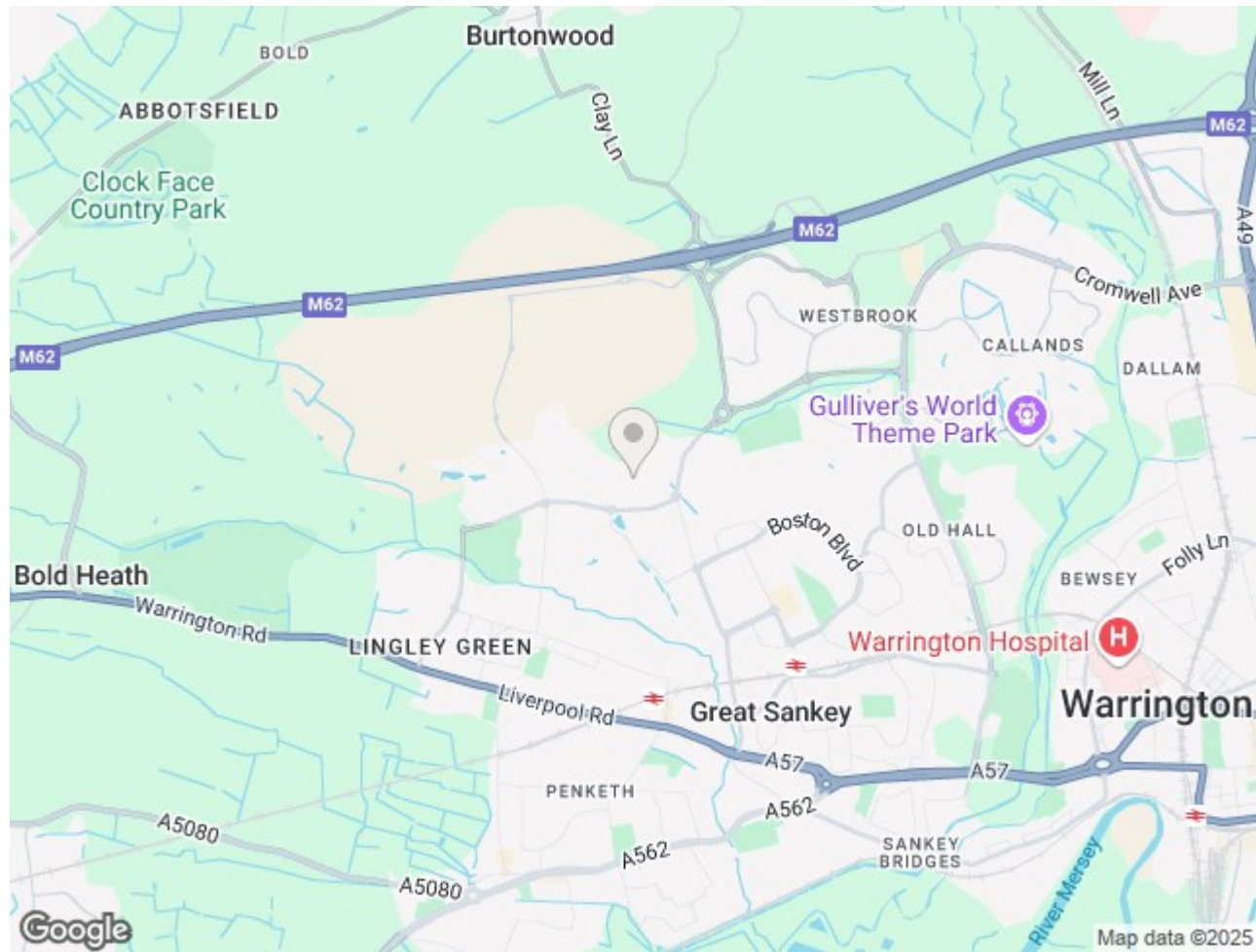


Second Floor




Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustration purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of the brochure for more information.


* Plots are a mirror image of plans shown above



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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		
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(81-91) B		
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Kitchen 2.900m x 3.550m 9'6" x 11'8"	Family 2.747m x 3.338m 9'0" x 10'11"
Breakfast 2.900m x 2.389m 9'6" x 7'10"	Bedroom 4 2.007m x 3.337m 6'7" x 10'11"
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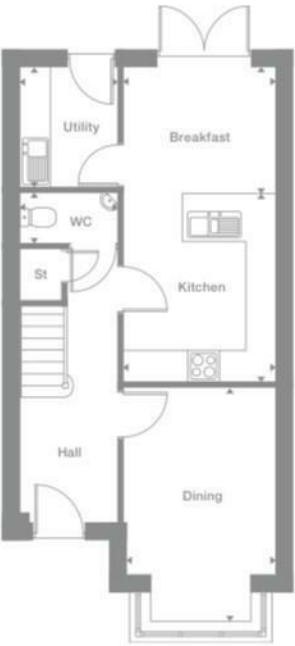
Second Floor
Master Bedroom 3.247m max x 3.626m 10'8" x 11'11"
En-Suite 1.506m max x 2.499m max 4'11" x 7'11"
Bedroom 2 2.747m x 3.338m 9'0" x 10'11"
Bedroom 3 2.007m x 3.052m 6'7" x 10'0"
Bathroom 1.986m max x 2.030m max 6'6" x 6'8"

Plots
70°, 71, 87°, 88, 89°, 90, 99, 100°, 101, 102°, 122, 123°, 178°, 179

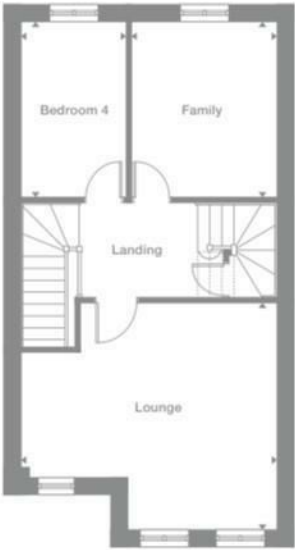
Floor Space
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Ground Floor



First Floor

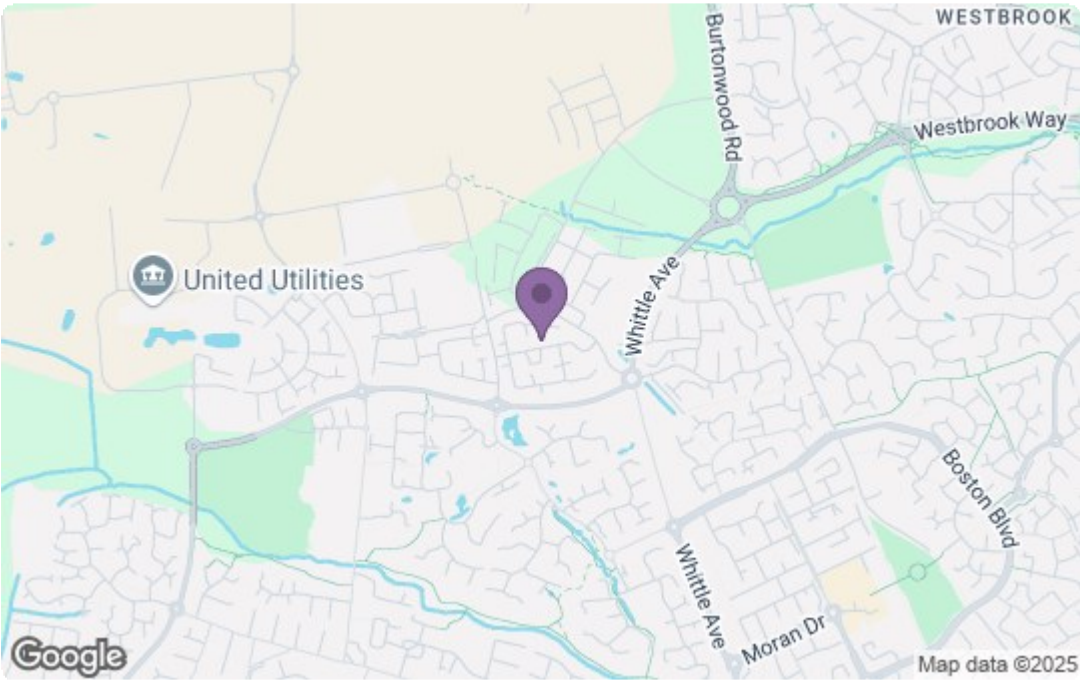


Second Floor



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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.