



70 Sunningdale Close
Burtonwood, Warrington WA5 4NS

Offers Around
£344,000

DETACHED House, FOUR Bedrooms, FREEHOLD TITLE, PRISTINE Interior, BESPOKE Kitchen, SEPARATE Laundry Room, CUL DE SAC Position, WOODLAND to the Rear, EXCELLENT Off Road Parking, GREAT Loft Storage.

Halton Kelly are delighted to offer for purchase this extremely well presented Four Bedroom Detached Family Home which is an absolute credit to the current owners throughout. With a pristine interior, Bespoke Fully Fitted Kitchen (including appliances), an excellent Laundry Room (with a useful drying cupboard) and of particular note there is privacy to the rear as the house backs on to Woodland.

We are advised by the vendors that this is Freehold Title and there is also Cavity Wall Insulation, the Storage Garage is for bikes etc as part of the rear area has been taken up by the Laundry Room.

Briefly laid out as follows, Entrance Hallway with Cloaks Cupboard, Family Lounge with double opening solid Oak doors to a fully fitted Kitchen and Open Plan Dining area that has Patio doors to the rear Garden, Laundry Room with purpose built drying cupboard, Study area and Ground Floor W.C., Landing with access to a fully boarded Loft (with shelving and power), drop down ladder, four excellent Bedrooms and Family Bathroom.

Outside to the front is excellent parking for several vehicles, the sun trap rear Garden is well fenced and not directly overlooked.

Please call the Office for viewing arrangements.

ENTRANCE HALL

With Cloaks Cupboard and access to stair well and Family Lounge.

**FAMILY LOUNGE**

13'8 x 11'8 maximum (4.17m x 3.56m maximum)

Solid Oak French door, electric fire to surround, laminate flooring and double solid Oak French doors to the Kitchen/Dining area.



KITCHEN/DINING AREA

14'8 x 9'3 (4.47m x 2.82m)

Fitted with wall and base units, integral fridge, dish washer, microwave and two ovens, one with grill, 1.5 bowl drainer, four ring gas hob with overhead extractor, under stairs storage cupboard and access to the Study, Laundry Room and Ground Floor W.C.



KITCHEN

With side access door to the Study Area that also has an external door leading to the rear.



DINING AREA

Double opening Patio doors to the rear Garden.



LAUNDRY ROOM

10'2 x 8'6 (3.10m x 2.59m)

An excellent space for further white goods, plumbing for washing machine, wall units, counter space and a purpose built insulated drying cupboard with low wattage heater and plumbed in dehumidifier, external door to side of property.



STUDY

10' x 8'1 maximum (3.05m x 2.46m maximum)

Access to Ground Floor W.C. and external door.



GROUND FLOOR W.C.

Two piece suite.



LANDING

Access to fully boarded loft with shelving, lighting and electrics, via drop down ladders, Storage Cupboard.

**BEDROOM ONE**

23' 7 x 8'1 (7.01m 2.13m x 2.46m)

Dual aspect Main Bedroom, we are advised that there is under floor plumbing for an En Suite to be fitted, where the wardrobes are situated.



BEDROOM TWO

11'3" x 8'5" maximum (3.45m x 2.57m maximum)

Situated at the front of the property.



BEDROOM THREE

11'6" x 8'3" maximum (3.53m x 2.54m maximum)

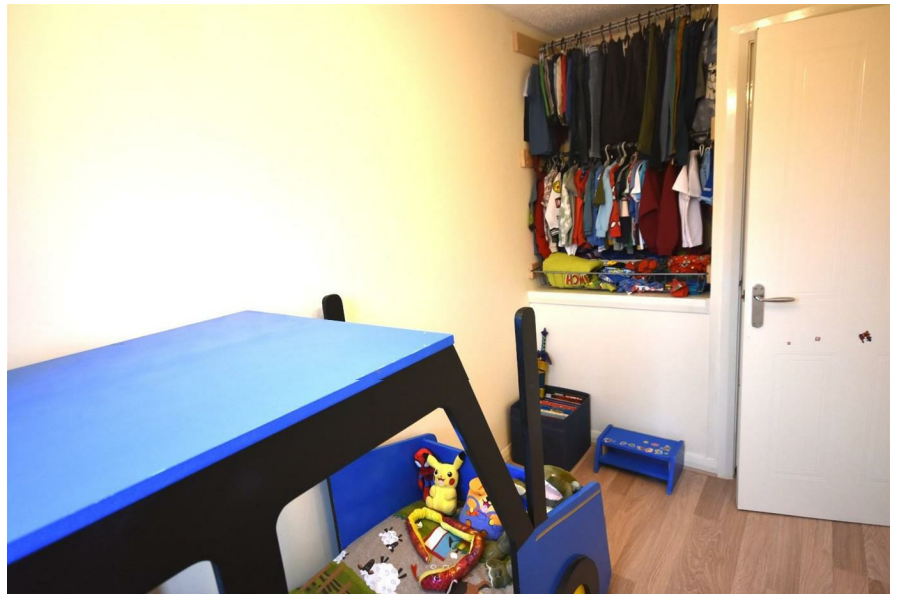
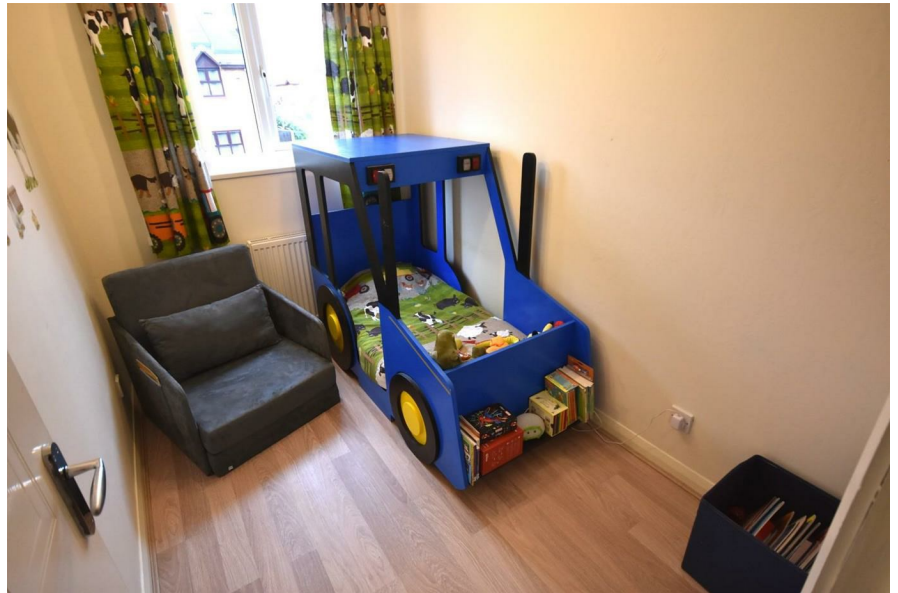
Situated at the rear of the property.



BEDROOM FOUR

9'2 x 6'10 (2.79m x 2.08m)

Single bedroom to the front of the property with open over stair bulk storage.



FAMILY BATHROOM

White three piece suite with shower over bath and vanity wash basin.



GARDEN

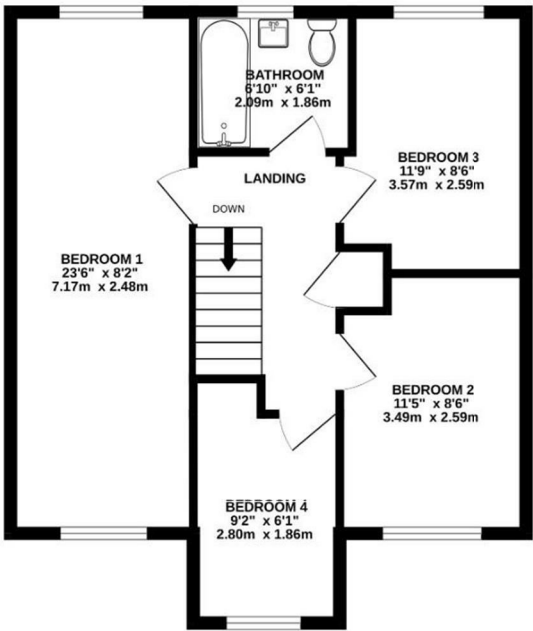
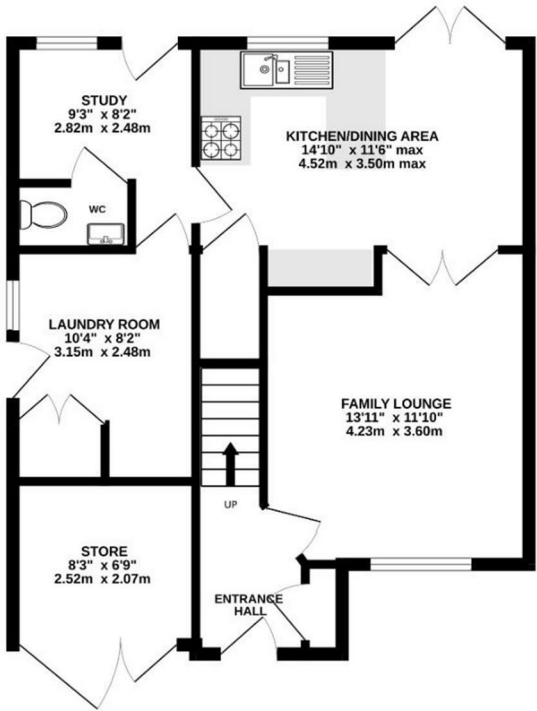
A sunny, well fenced rear Garden, not directly overlooked, part lawn and stone terracing, side access gate.





GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

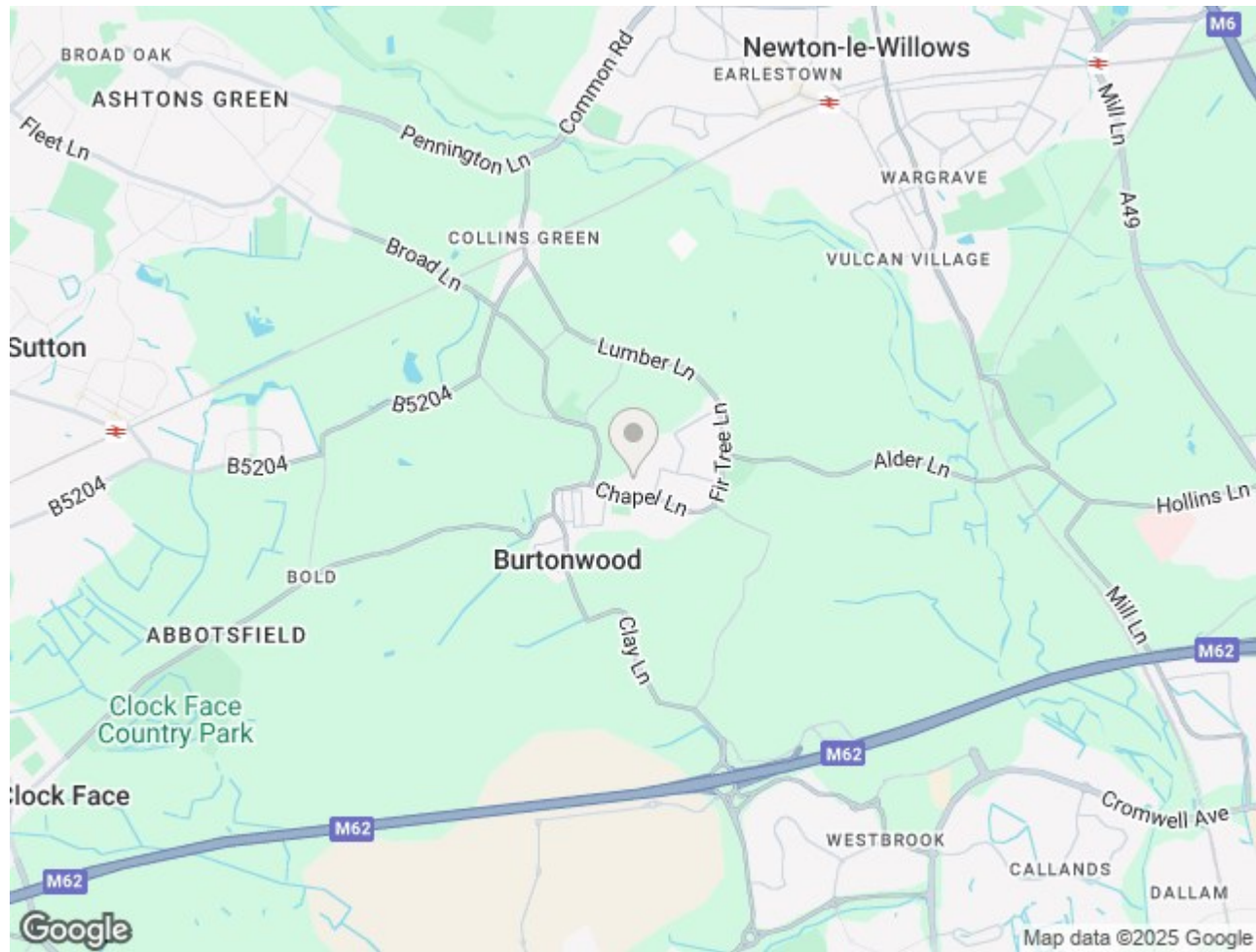
1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78

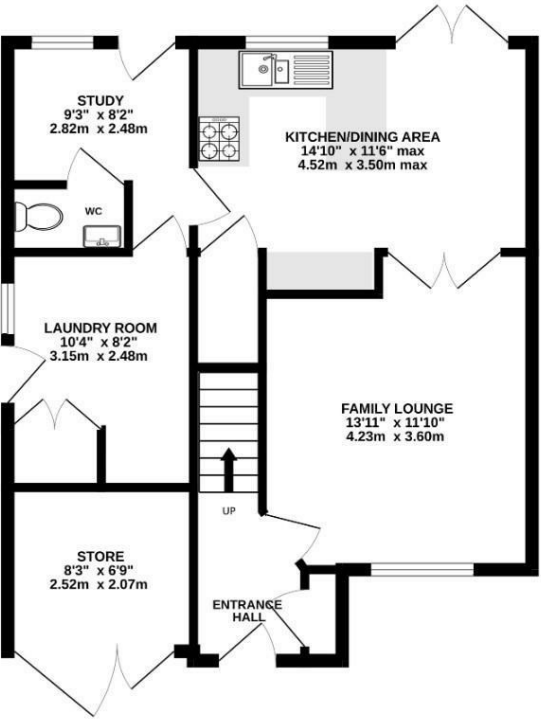
England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

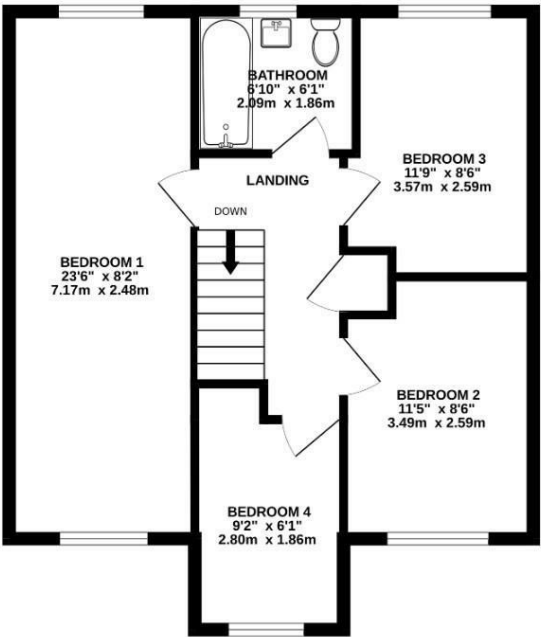
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO2 emissions		

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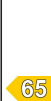



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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.