



29 Vermont Close
Gt Sankey, Warrington WA5 8WX

Offers Around
£355,000

DETACHED House. THREE Bedrooms. FREEHOLD Title. Rear WOODLAND. NOT Overlooked. EN SUITE Facilities. EXCELLENT Address. Single GARAGE. CONSERVATORY. Do NOT Miss This!!!

Halton Kelly are pleased to offer for purchase this modern Three Bedroom Detached Family Home which has a private rear aspect to Woodland and we are informed by the vendors that the property is Freehold Title.

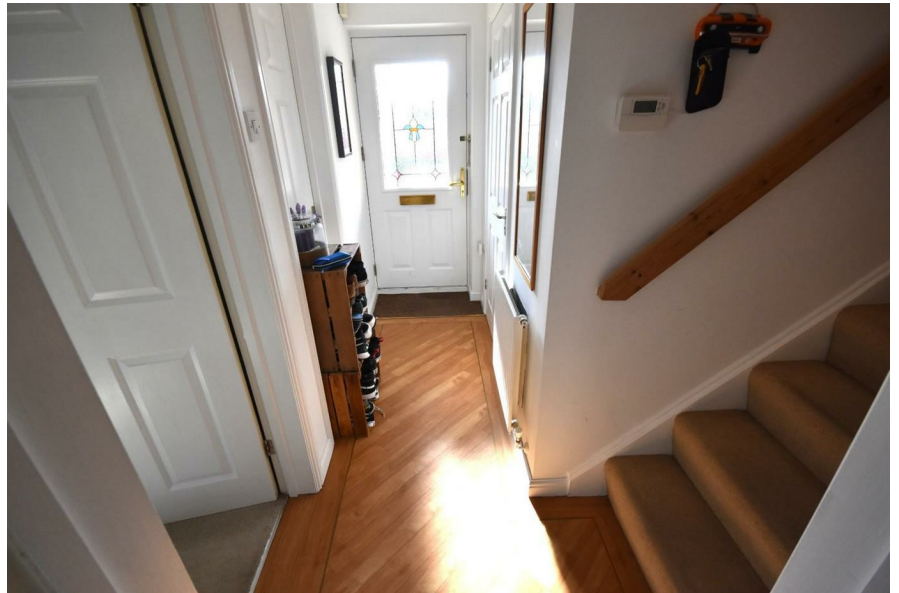
Briefly laid out as following, Entrance Hallway, Ground Floor W.C., Dining Room, Family Lounge, fitted Breakfast Kitchen, Conservatory, Landing, Master Bedroom with En Suite, two further Bedrooms and Family Bathroom.

Outside to the front is excellent off road parking and single Garage. The rear Garden is laid to lawn with patios and mature borders.

Please call the Office for accompanied viewing arrangements.

ENTRANCE HALLWAY

Access to the Ground Floor W.C. and stair well.



GROUND FLOOR W.C.

Two piece suite.



DINING ROOM

9'6" x 8'0" maximum (2.90m x 2.46m maximum)

Separate access door from the Entrance Hallway and has double opening doors to the Family Lounge.



FAMILY LOUNGE

16'9 x 9'6 (5.11m x 2.90m)

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

**BREAKFAST KITCHEN**

14'2 x 8'2 (4.32m x 2.49m)

Fitted with wall and base units, breakfast bar, integral twin electric ovens, four ring gas hob with overhead extractor, single bowl drainer, plumbing for washing machine, dish washer, space for American style fridge freezer, ceiling spot lights and double patio doors to the Conservatory.



CONSERVATORY

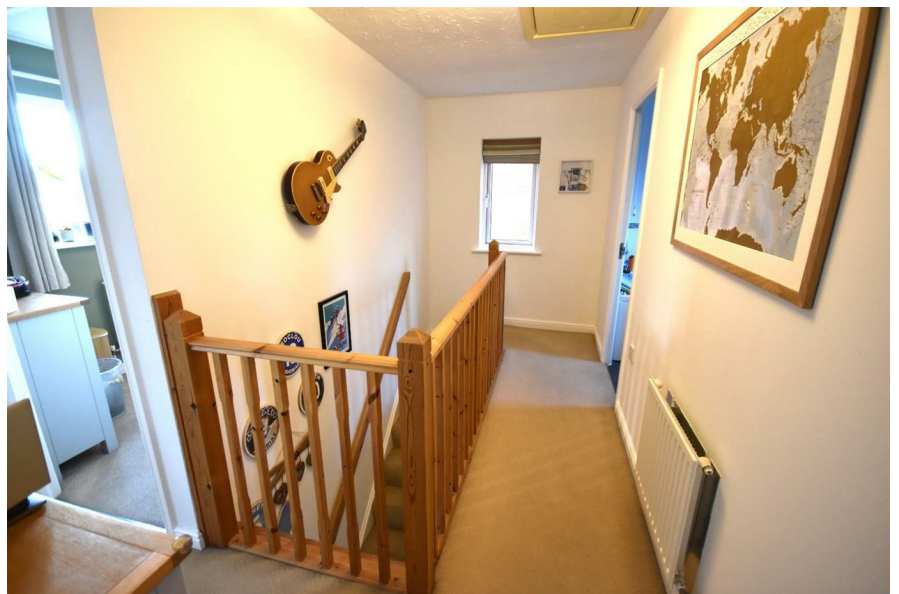
11'3 x 9'2 (3.43m x 2.79m)

Double opening patio doors to the Garden.



LANDING

Storage cupboard housing Worcester Combi boiler which we are advised was last serviced approximately 6 months ago and access to part boarded Loft with light.



MASTER BEDROOM

11' x 9'9 (3.35m x 2.97m)

Double Bedroom to the rear of the property with integral double robes.



EN SUITE

Three piece Shower Suite.



BEDROOM TWO

11'1 x 8'6 maximum (3.38m x 2.59m maximum)

Double Bedroom to the front of the property with integral double robes.



BEDROOM THREE

10'2 x 6'3 (3.10m x 1.91m)

Single Bedroom.



FAMILY BATHROOM

Three piece P bath suite with shower over and illuminated wall mirror.



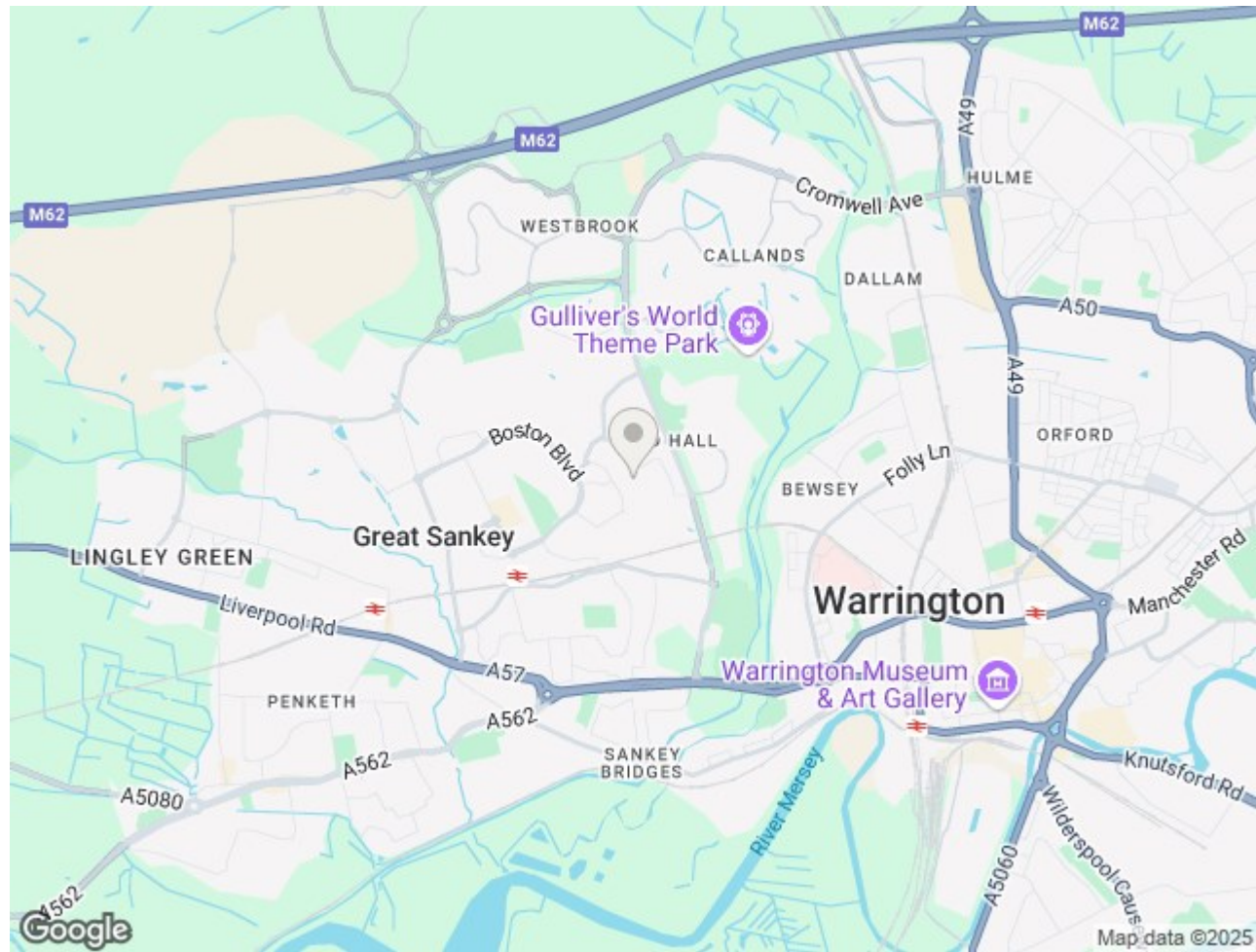
GARDEN

Not directly overlooked, well fenced mainly to lawn, patio areas and side access gate.




REAR ELEVATION






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		
	69	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 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.