HALTON KELLY

INDEPENDENT PROPERTY SERVICES

3 Woodale Close
Gt Sankey, Warrington WA5 3GL

Offers Around £512,000

STUNNING Detached House. BESPOKE Fitted Kitchen. Four DOUBLE Bedrooms. TWO En Suites. ORANGERY Extension. EXCELLENT Address. DOUBLE Garage. FREEHOLD TITLE. Fitted Robes. GCH (Service Contract).

Halton Kelly are delighted to offer for purchase this fabulous Detached Family Home which is a credit to our clients throughout, having been maintained to an exceptionally high standard.

Situated in one of the most desirable residential areas of WA5 the accommodation briefly comprises, Through Entrance Hall with Karndean flooring and internal access door to the Double Garage, Ground Floor W.C., bay fronted Family Lounge, separate Dining Room, Bi fold doors opening to the Orangery extension, Bespoke fitted Kitchen with Granite Quartz work surfaces, double opening Patio Doors leading to the side Breakfast area, Landing, bay fronted Master Bedroom with En Suite and integral robes, Guest Bedroom with En Suite and integral robes, two further Double Bedrooms and Family Bathroom.

The right hand Garage is serviced by an electric up and over garage door, there are fitted units and a utility area with basin as you enter the Garage from the internal access door. We are advised it is Freehold Title.

To the outside there are landscaped Gardens, a side access gate and convenient bin storage area.

For further viewing information please call the Office.

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The Property Ombudsman
APPROVED CODE

THROUGH ENTRANCE HALL

A lovely welcoming Through Entrance Hall with Karndean flooring, access to Ground Floor W.C., Garage and Stairwell.

GROUND FLOOR W.C.
Two piece Suite.

BAY FRONTED FAMILY LOUNGE
18'4 x 11'6 (5.59m x 3.51m)
Bay fronted Family Lounge with electric fire to surround and double doors to the separate Dining Room.

SEPARATE DINING ROOM
13' x 9'4 (3.96m x 2.84m)
Bi fold doors to the Orangery Extension.

ORANGERY EXTENSION
15'1 x 11'5 (4.60m x 3.48m)
A really good sized Orangery with tiled flooring, radiator and double Patio Doors to the Garden.

BESPOKE FITTED KITCHEN
16'3 x 9'7 (4.95m x 2.92m)
A fabulous fully fitted Kitchen with Induction Hob and overhead Extractor, two ovens (stacked) with one combining a microwave, concealed lighting, integral fridge, dishwasher, 1.5 bowl drainer, side breakfast area and double Patio Doors to the Garden.

LANDING

Spacious Landing with Airing Cupboard and access to a boarded loft with light.

MASTER BEDROOM
16'4 x 11'6 (4.98m x 3.51m)
Lovely bay fronted Double Bedroom with integral robes inset alcove with power and TV aerial, access to the En Suite.

EN SUITE
Three piece Shower Suite.

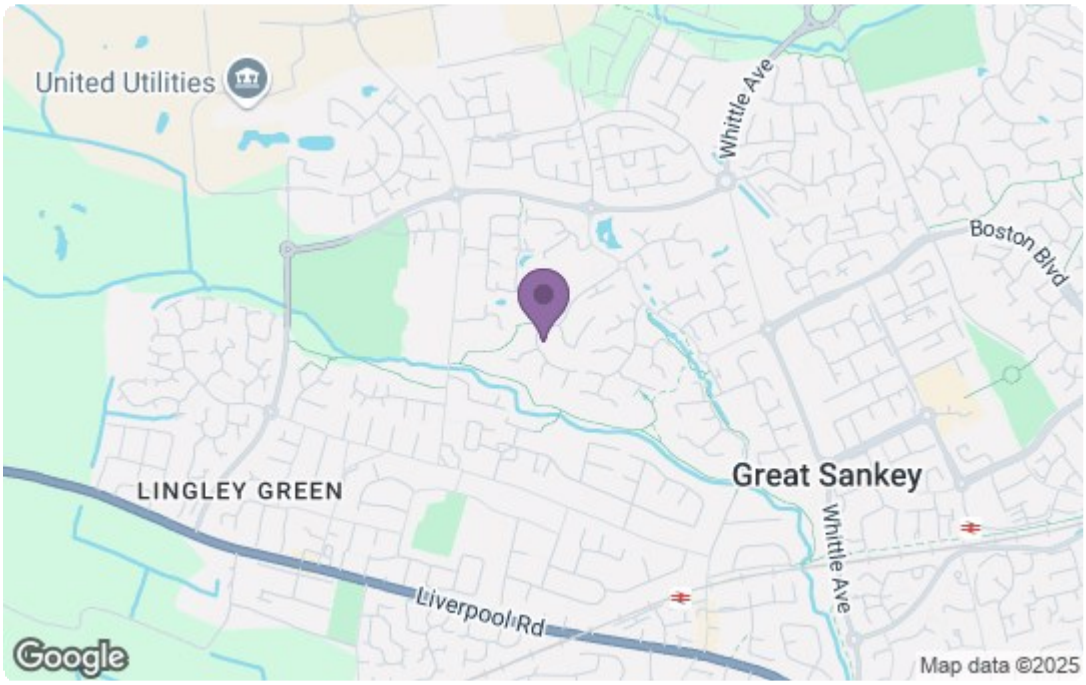
GUEST BEDROOM
12'4 x 11'3 (3.76m x 3.43m)
Double Bedroom, double windows, inset alcove with power and TV aerial, access to the En Suite.

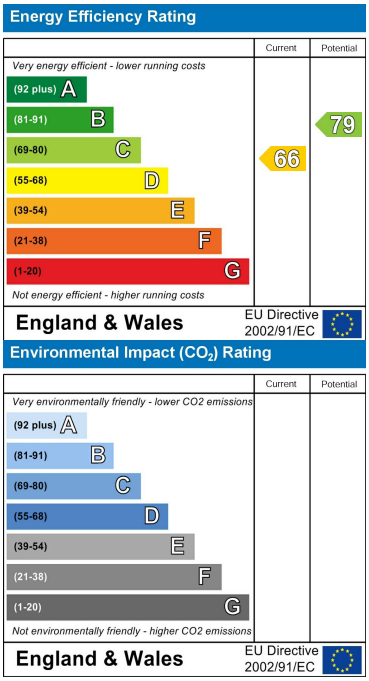
EN SUITE
Three piece Shower Suite

BEDROOM THREE
10'6 x 8'11 (3.20m x 2.72m)
Double Bedroom with laminate wood flooring.

BEDROOM FOUR
9'11 x 8'11 (3.02m x 2.72m)
Double Bedroom with fitted robes.

FAMILY BATHROOM
Three piece Bath Suite.





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.