



5 Isherwood Close
Cinnamon Brow, WA2 0DJ

Offers In The Region Of
£414,950

LARGE Corner Plot. DETACHED House. NO Upward Chain. DETACHED Double Garage. FREEHOLD Title. FOUR Bedrooms. EN SUITE To Master. FABULOUS Accommodation. LARGE Fitted Kitchen.

Halton Kelly are pleased to offer for purchase this Detached, Four Bedroom Family House which is a credit to the current owners. Situated on a corner plot, we are advised it is Freehold Title. The property offers spacious living accommodation with the added bonus of no upward chain. Briefly laid out as follows, spacious Entrance Hall with access to the Ground Floor W.C., fabulous Family Lounge, separate Dining Room, fully Fitted Kitchen, separate Utility Room. Landing with access to the loft via drop down ladders. Master Bedroom with En Suite, three further Bedrooms and Family Bathroom.

Outside to the front

ENTRANCE HALL

14' x 5'10 (4.27m x 1.78m)

A spacious Entrance Hall with access to the Stair Well and Ground Floor W.C.

**GROUND FLOOR W.C.**

Two piece W.C. with vanity basin.



FAMILY LOUNGE

16'11 x 13'9 (5.16m x 4.19m)

A great sized Family Lounge with gas fire to surround.



DINING ROOM

11'3 x 10'9 (3.43m x 3.28m)

Currently being used as a Sitting Room, large double sliding patio doors leading to the Garden.



KITCHEN

13'11 x 11'3 (4.24m x 3.43m)

A stunning fitted Kitchen with wall and base units, breakfast bar, 1.5 bowl drainer, gas hob with overhead extractor, twin ovens, space for American style fridge freezer and plumbing for dishwasher.



KITCHEN ALTERNATE ANGLE



UTILITY ROOM

6' x 5'10 (1.83m x 1.78m)

Fitted with wall units and counter top, plumbing for wash machine and space for dryer, external door to the side of the property.

**LANDING**

Access to loft via drop down ladders.



MASTER BEDROOM
13'9 x 9'1 (4.19m x 2.77m)
Double Bedroom with fitted sliding robes, double integral robes and access to the En Suite.



EN SUITE

Three piece shower suite.



BEDROOM TWO

11'1 x 10'6 (3.38m x 3.20m)
Double Bedroom.



BEDROOM THREE

11'1 x 7'10 (3.38m x 2.39m)

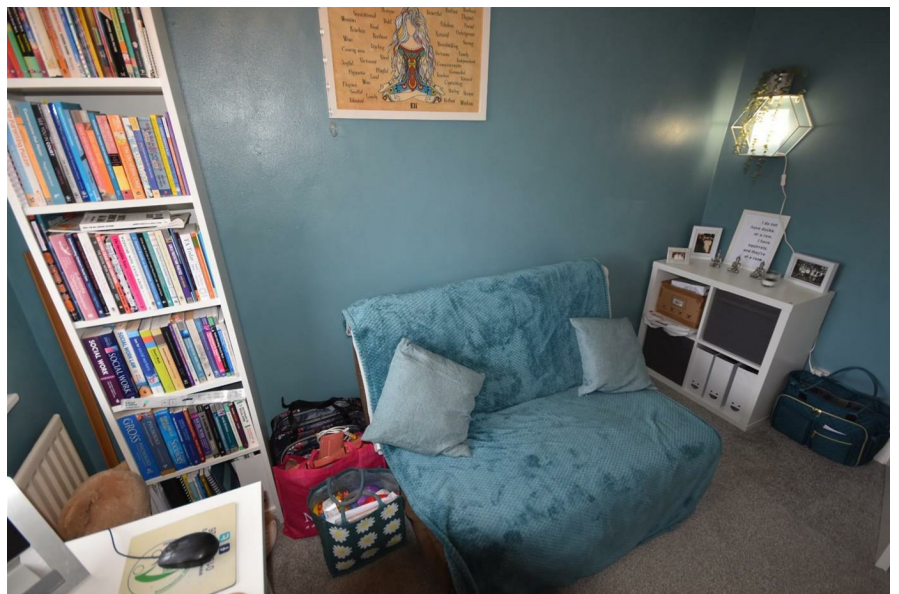
Double Bedroom.



BEDROOM FOUR

11'2 x 6'8 (3.40m x 2.03m)

Single Bedroom.



FAMILY BATHROOM

Three piece suite with shower over P bath and inset basin into storage units.



GARDEN

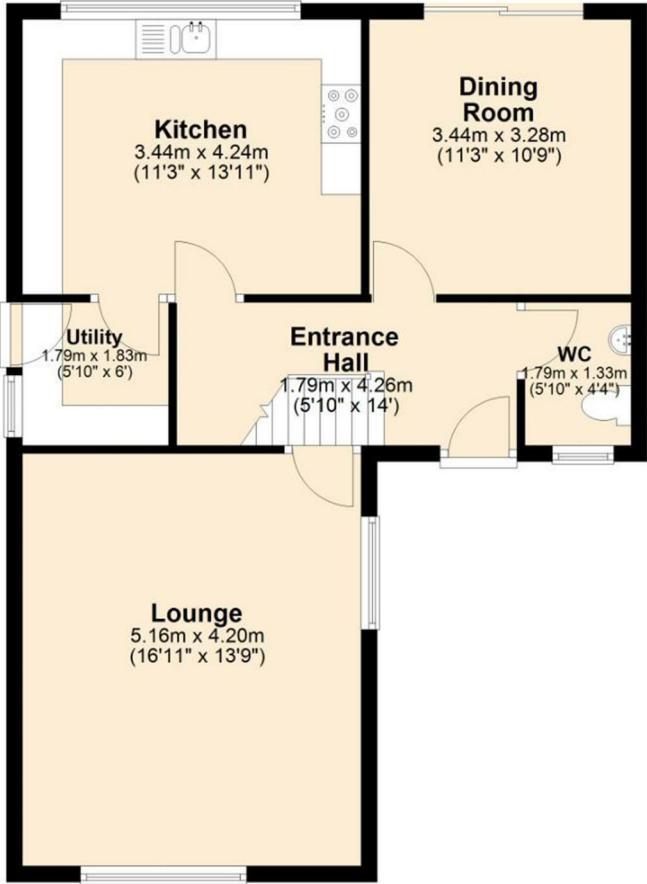


PATIO AREA



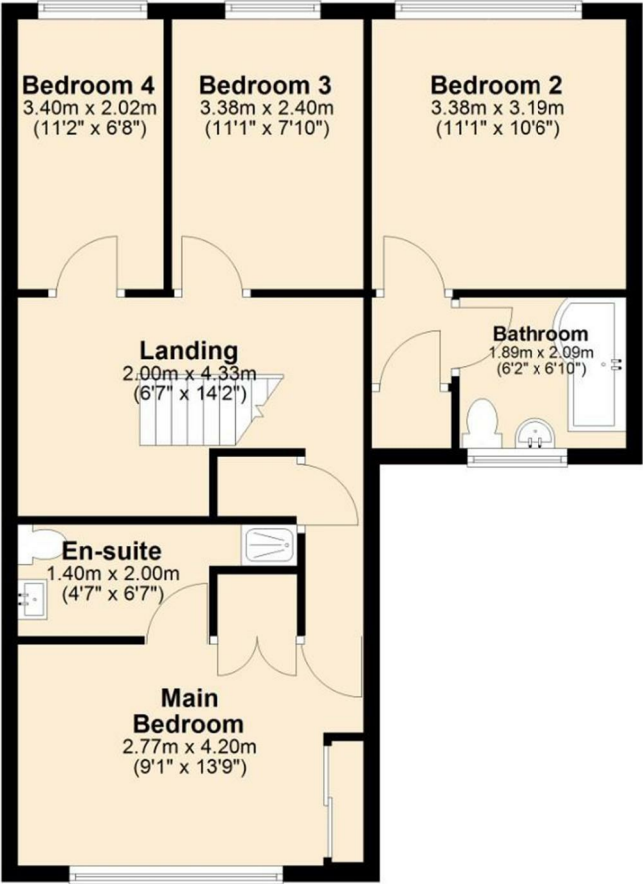
Ground Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 126.7 sq. metres (1363.7 sq. feet)



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		
	61	79

England & WalesEU Directive 2002/91/EC

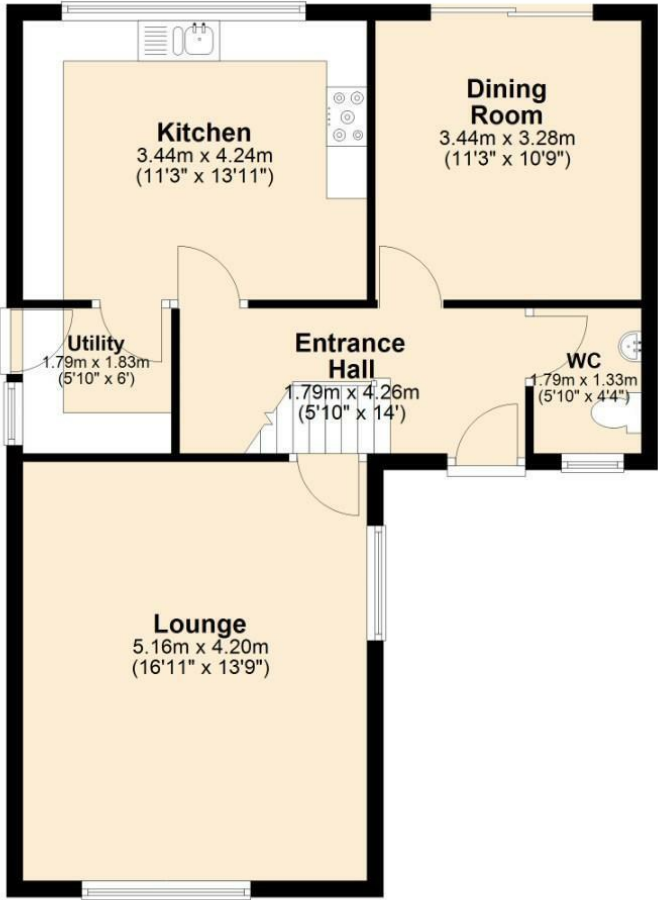
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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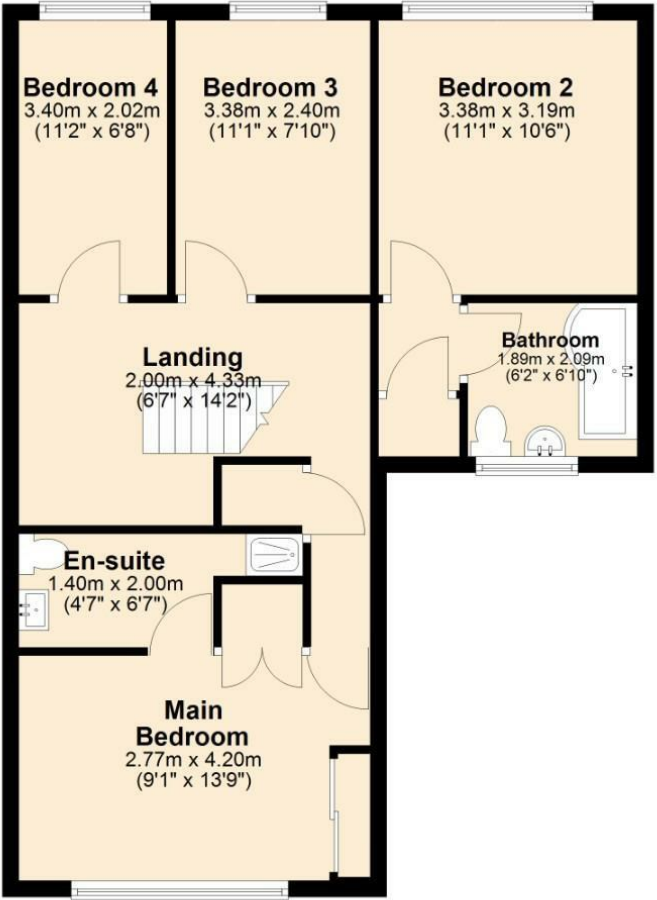
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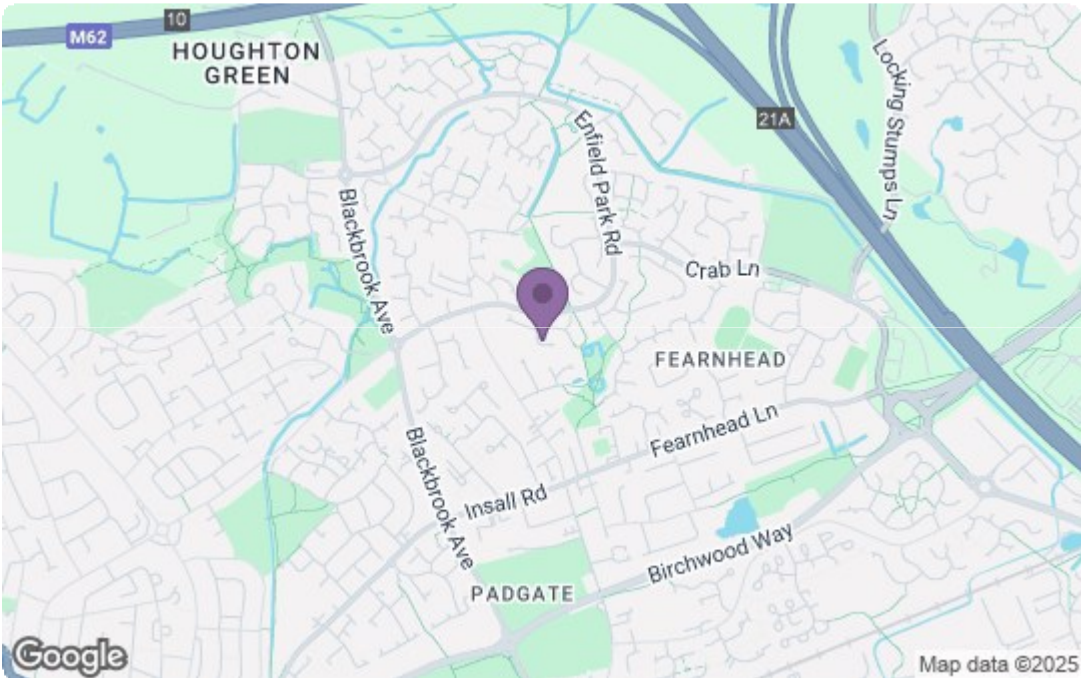


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for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