



9 Brompton Gardens  
, Warrington WA5 0GE

Offers Over  
£312,000

DETACHED House. EXTENDED Accommodation. FOUR Bedrooms. Full Width CONSERVATORY. FABULOUS Fitted Kitchen. TWO Separate LOUNGES. MAINTENANCE FREE Garden. FREEHOLD Title. NO UPWARD CHAIN. DO NOT MISS THIS!!!

Halton Kelly are pleased to offer purchase this exceptional Four Bedroom Detached Family Home which has been extended by the current owners with no expense spared. Only offered for sale due to our clients moving out of the area, there is an inventory of contents and furniture which is also available, we are advised the House is Freehold Title and is briefly laid out as follows, Entrance Hallway with Ground Floor W.C., lovely Oak doors throughout, two Reception Rooms, fabulous fitted Kitchen, large Utility Area, wonderful full width Conservatory, Landing, Master Bedroom with vaulted ceiling and open plan Dressing area, three further Bedrooms and a Family Shower Suite.

This truly is a credit to the current owners, the rear Garden is delightful as can be seen by the photography, water feature and Pagoda along with Garden storage shed, side bin storage area. We are also advised that the Condenser Combi boiler is serviced yearly, the recent service only having been completed 2 weeks ago.

For further details on escorted viewings, please contact the Office.

**ENTRANCE HALLWAY**

Access to Ground Floor W.C. and Stairwell.



**GROUND FLOOR W.C.**

Two piece suite.





**GAMES ROOM**

17'0" x 10'5" (5.20 x 3.20)

An excellent sized Reception Room with gas fire to surround, currently being used as a Games Room.



**FAMILY LOUNGE**

15'1" x 12'0" (4.61 x 3.68)

Gas fire to surround, storage cupboard, laminate wood flooring and access door to the rear of the property.





**KITCHEN**

15'6" x 8'0" (4.74 x 2.45)

Fitted Kitchen with wall and base units, integral Induction hob, twin electric ovens one being fan assisted, 1.5 bowl drainer, space for larder style fridge freezer and open access to the Utility area and Conservatory.



**UTILITY AREA**

Fitted with wall and base units, single bowl basin, under counter space, plumbing for washing machine and access door to the Games Room.

**CONSERVATORY**

12'9" x 10'9" (3.91 x 3.28)

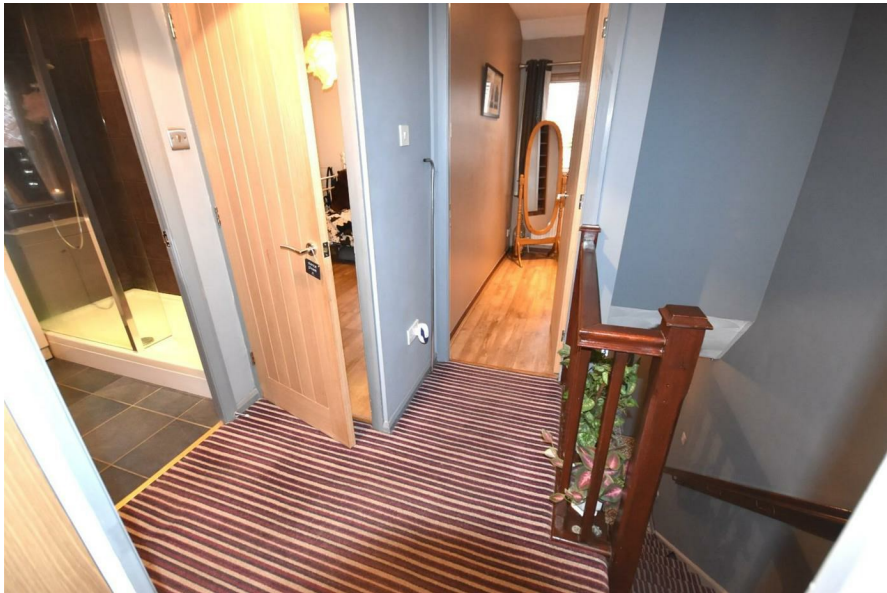
A lovely space with a great outlook, currently being used as a Sitting/Dining Room.





**LANDING**

Access to all sleeping accommodation and



**MASTER BEDROOM**

17'10" x 12'11" (5.45 x 3.96)

Stunning, spacious Master Bedroom with vaulted ceiling, spotlights, laminate wood flooring, two Velux style windows and deep double robe space.



**DRESSING AREA**

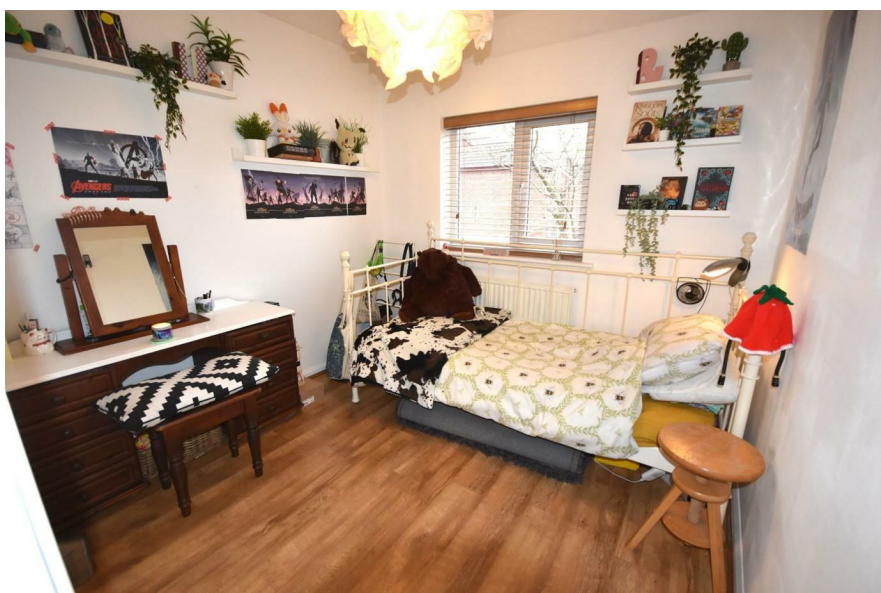
With storage.



**BEDROOM TWO**

8'10" x 8'7" (2.70 x 2.64)

Double Bedroom with laminate wood flooring.





**BEDROOM THREE**

9'5" x 8'4" (2.88 x 2.55)  
Double Bedroom with laminate wood flooring.



**BEDROOM FOUR**

8'3" x 6'0" (2.53 x 1.84)  
Single Bedroom with laminate wood flooring.



**SHOWER SUITE**

Three piece suite with walk in rain shower area and basin storage.



**GARDEN**

A really good sized maintenance free rear Garden, well fenced with pet friendly artificial grass, wall mounted hose, water butt, shed and outside lighting.



**PATIO AREA**

Flagged patio area directly outside the Conservatory.





**WATER FEATURE**

Patio area in front of main Garden.



**SIDE OF PROPERTY**

Leading to side access gate.



**FURTHER PATIO AREA**

Small Pagoda area.



10:20

5G 100



Plansize

Done



Ground Floor

1377 sq ft 127.9m2  
overall square foot




1st Floor








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		
	66	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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Plansize

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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.