



9 Garwood Close Westbrook, Warrington WA5 8TQ

Offers Around
£359,000

DETACHED House NO CHAIN. Some Modernising Required. THREE Bedrooms. EN SUITE to Master. Separate UTILITY/SHOWER Room. CONSERVATORY. UPVC Double Glazed. Recent BOILER Installed. FREEHOLD Title.

Halton Kelly are pleased to offer for purchase this spacious Three Bedroom Detached House, set in a great location close to local amenities and motorway networks and we are advised it is Freehold Title. This is an excellent opportunity to purchase a great property to make your own. Briefly comprising Entrance Hall, Ground Floor W.C., Family Lounge with double opening frosted French doors to the Dining Room with side access door to the Kitchen and sliding patio doors to the Conservatory, a good sized fitted Kitchen with separate Utility/Shower Room, Landing, Master Bedroom with En Suite, two further Bedrooms and Family Bathroom.

Outside the front is mainly to lawn with driveway parking to the single Garage. The rear Garden has a fenced boundary, lawn and patio area.

Built by Barrett Homes circa mid 80's. Waiting for the next owner of this lovely property, THERE IS NO UPWARD CHAIN.

Please call the Office for further details and viewing arrangements.

ENTRANCE HALLWAY

Access to Stairwell and Ground Floor W.C.



GROUND FLOOR W.C.

Two piece suite with vanity unit under the wash basin.



FAMILY LOUNGE

13'3 x 11'1 (4.04m x 3.38m)

Bay fronted Lounge with gas fire to surround and double frosted French Doors to the Dining Room.



DINING ROOM

11'1 x 8'10 (3.38m x 2.69m)

Sliding doors to the Conservatory and access door to the Kitchen.



CONSERVATORY

Tiled flooring and double opening doors to the rear Garden.



KITCHEN

15'7 x 9'1 (4.75m x 2.77m)

An 'L' shaped Kitchen fitted with wall and base units, integral four ring gas hob, twin electric ovens, 1.5 bowl drainer, dish washer, space for fridge freezer and access door to the Utility/Shower Room.



UTILITY/SOWER ROOM

8'3 x 7'7 (2.51m x 2.31m)

Wall and base units, plumbing for washing machine, shower cubicle and access doors to the Garage and Garden.



LANDING

Access to the three Bedrooms and Family Bathroom.

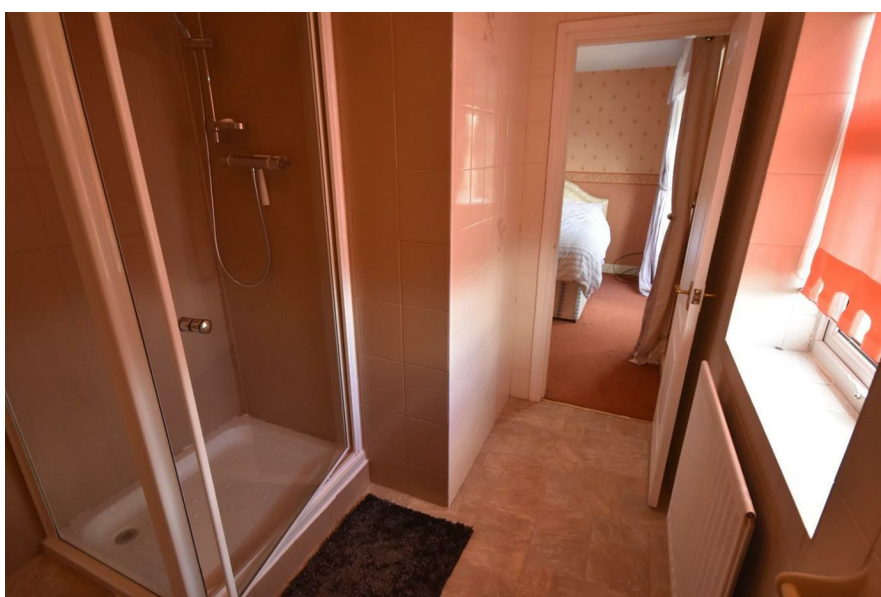


MASTER BEDROOM
11'10 x 11'3 (3.61m x 3.43m)
Bay fronted double Bedroom and access to
En Suite.



EN SUITE

Three piece shower suite.



BEDROOM TWO

11'4 x 10'4 (3.45m x 3.15m)

Double Bedroom.



BEDROOM THREE

9'2 x 7'6 (2.79m x 2.29m)

A good sized Single Bedroom.



FAMILY BATHROOM
7'3 x 5'9 (2.21m x 1.75m)
Three piece bath suite.



GARDEN

Well fenced sunny rear Garden, mainly to lawn with established trees and patio area.



GARAGE

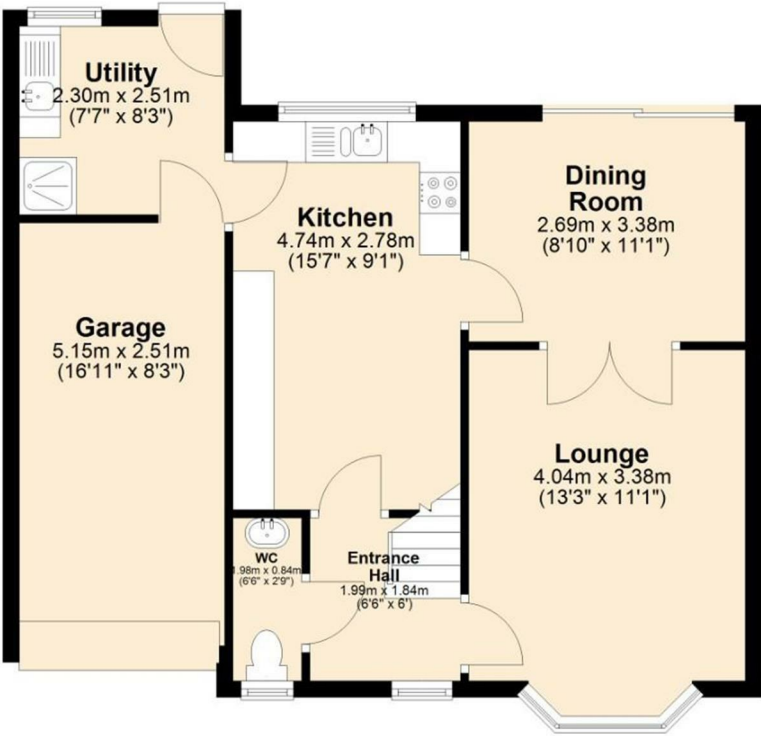
Up and over door, lighting and electrics.

FRONT OF PROPERTY

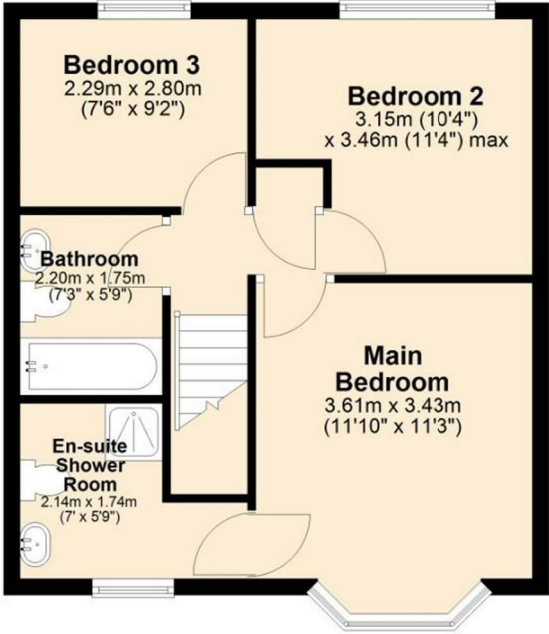
Mainly to lawn, hedge row and driveway parking.



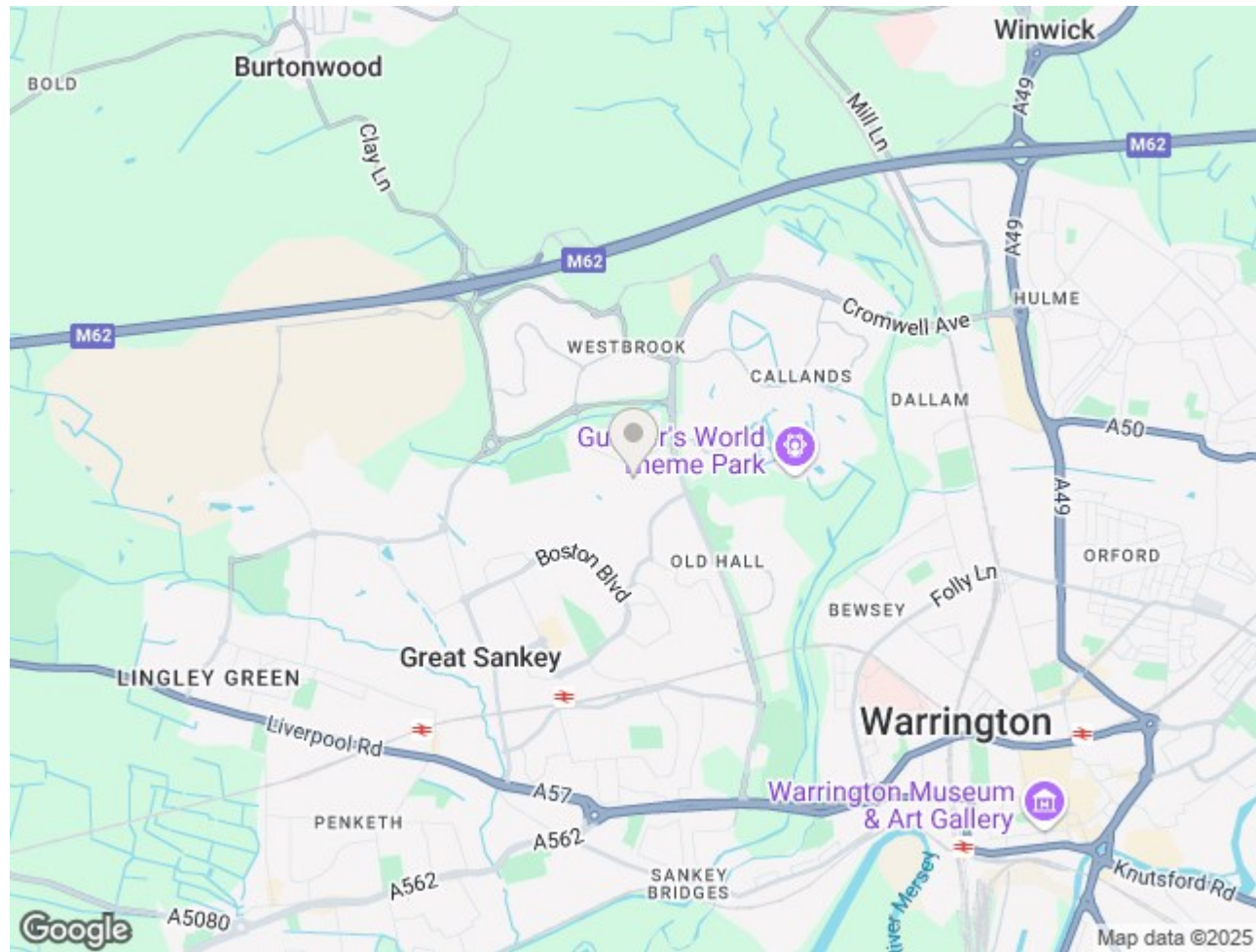
Ground Floor
Approx. 62.6 sq. metres (673.8 sq. feet)



First Floor
Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)



Energy Efficiency Rating

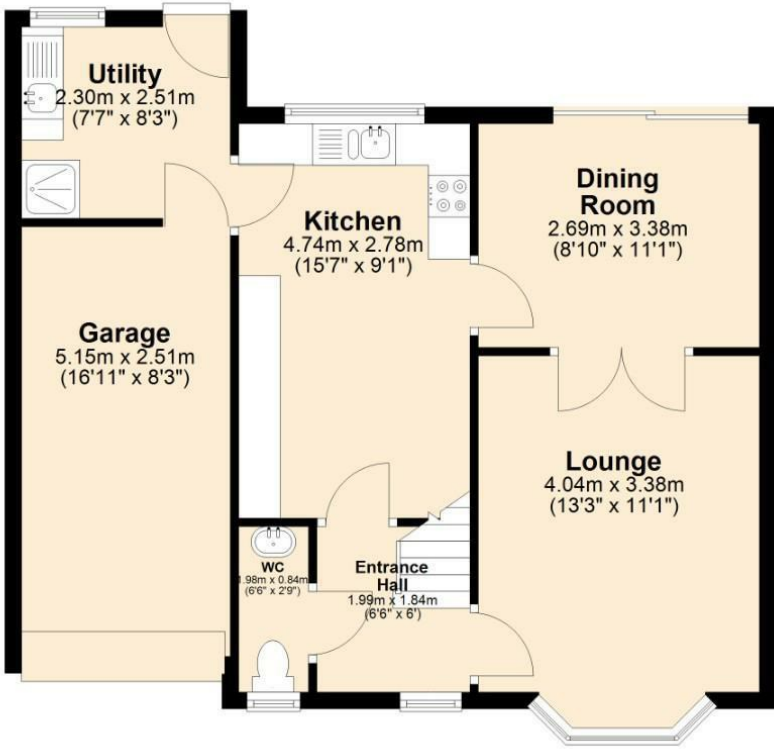
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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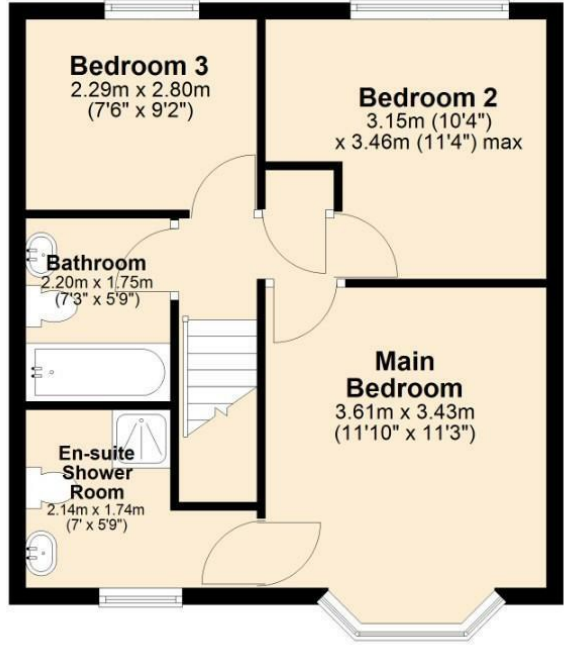
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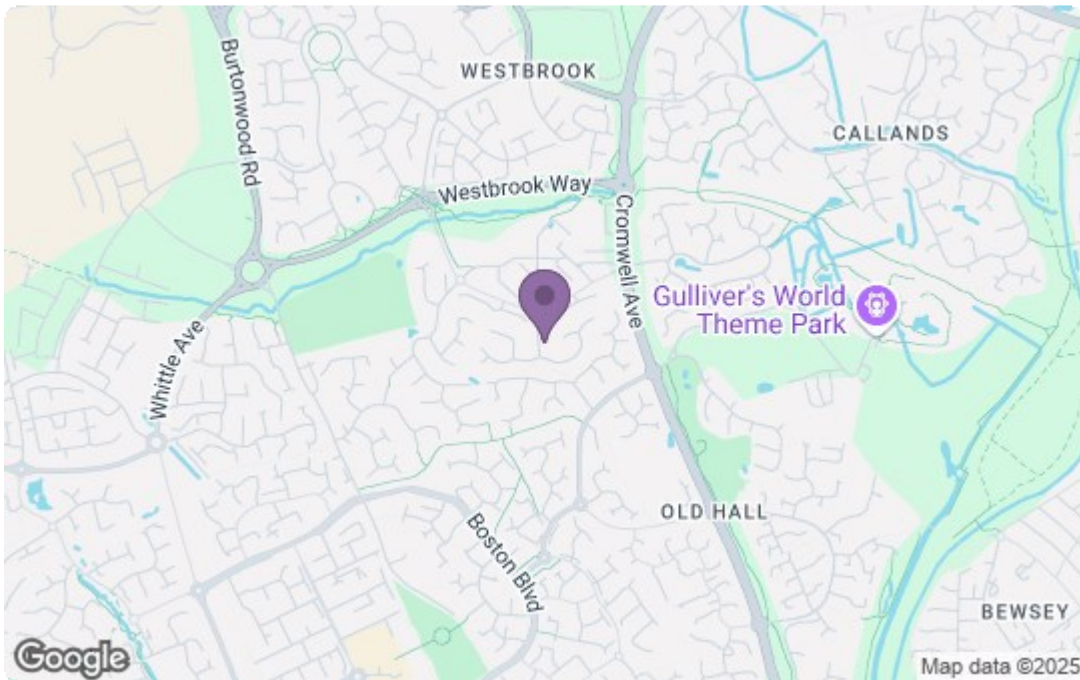


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for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