



55 Tournay Green  
Kingswood, Warrington WA5 7XL

Offers Around  
£399,950

DETACHED House. FOUR Bedrooms. FREEHOLD Title. ORANGERY Extension. FABULOUS Fitted Kitchen. STUNNING Throughout. EN SUITE Facilities. FITTED Robes. VACANT POSSESSION Considered. EXCELLENT Parking.

Halton Kelly are delighted to offer for purchase this immaculate Four Bedroom Detached Family Home, which is a credit to the owners throughout. Of particular note is the high quality of fixture and fittings throughout and an Orangery Extension with tiled flooring and central heating radiator.

Briefly laid out, Entrance Hallway, Ground Floor W.C. with courtesy door to Garage, attractive Family Lounge with Orangery Extension, separate Dining Room, fully fitted Kitchen, Landing, Master Bedroom with En Suite, three further Bedrooms and a Family Bathroom.

Please note the boiler is serviced yearly, front and rear Rock style security doors have been replaced, the vendors have also had all windows replaced, there is a Utility Area to the rear of the Garage, patio area and landscaped Gardens.

Further further details on viewings, please call our Office.

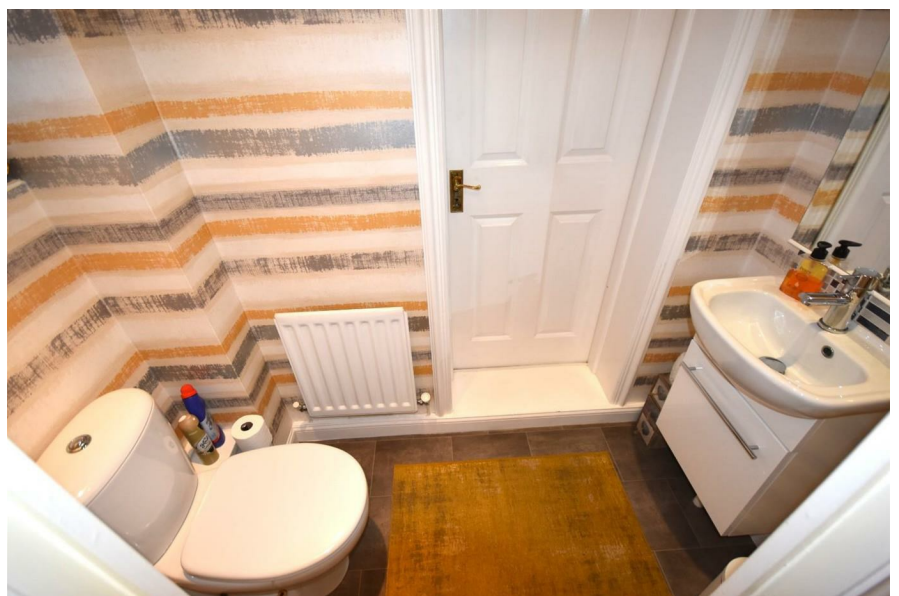
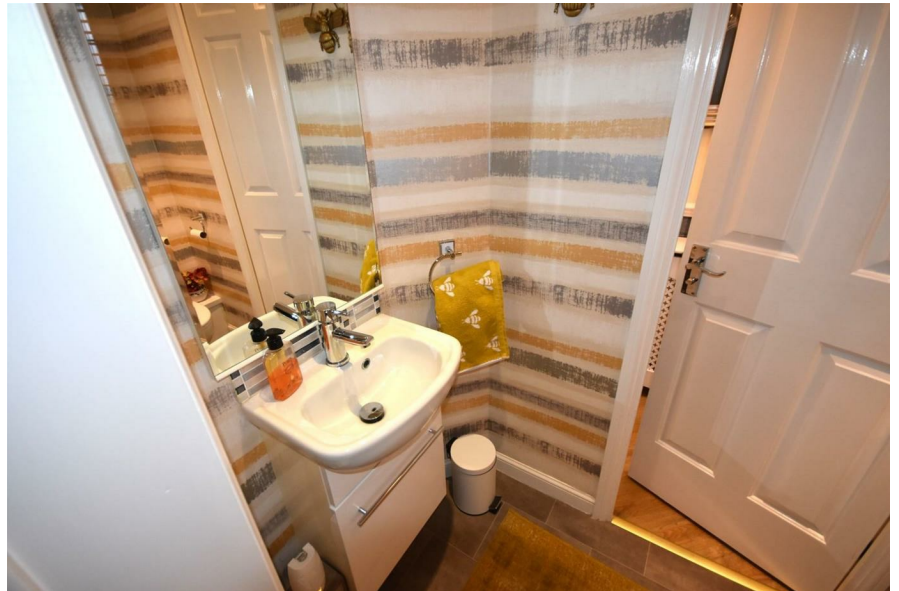
**ENTRANCE HALLWAY**

With Amtico flooring, access to the Ground Floor W.C. and stair well.



**GROUND FLOOR W.C.**

Two piece suite and access door into the Garage.





**FAMILY LOUNGE**

11'8" x 14'6" (3.58 x 4.44)

Electric fire to surround with inset down lighting, Amtico flooring and sliding patio doors into the Orangery.

**ORANGERY**

12'4" x 8'4" (3.78 x 2.56)

An excellent extra room with radiator, tiled flooring and double opening doors to the rear Garden.



**DINING ROOM**  
11'9" x 9'11" (3.59 x 3.04)  
Bay fronted Dining Room with laminate  
wood flooring.





**KITCHEN**

11'8" x 9'11" (3.58 x 3.04)

Fully fitted Kitchen with wall and base units, 1.5 bowl drainer, five ring gas hob with wok ring and overhead extractor, two electric ovens with one also being a grill, full height pull out larder, integral fridge freezer, dish washer and external door to the side of the property.



**LANDING**

Spacious Landing with Airing cupboard, twin ceiling lights and access to fully boarded loft with light and power via drop down ladders.





**MASTER BEDROOM**

9'2" x 12'10" (2.81 x 3.92)

Double Bedroom with feature wall and fitted mirrored sliding robes.



**EN SUITE**

6'7" x 5'10" (2.03 x 1.78)

Three piece Shower Suite and vanity unit basin.



**BEDROOM TWO**

10'4" x 9'6" (3.16 x 2.91)

Double Bedroom with fitted mirrored sliding robes.





**BEDROOM THREE**

9'2" x 8'9" (2.81 x 2.69)

Double bedroom with fitted robes and over head storage units.

**BEDROOM FOUR**

6'5" x 8'0" (1.97 x 2.46)

Single Bedroom.

**BATHROOM SUITE**

6'5" x 6'6" (1.97 x 2.00)

Three piece Bathroom Suite with electric shower over bath.





**GARDEN**

Well fenced rear Garden mainly to lawn, patio area with outside tap and lighting.

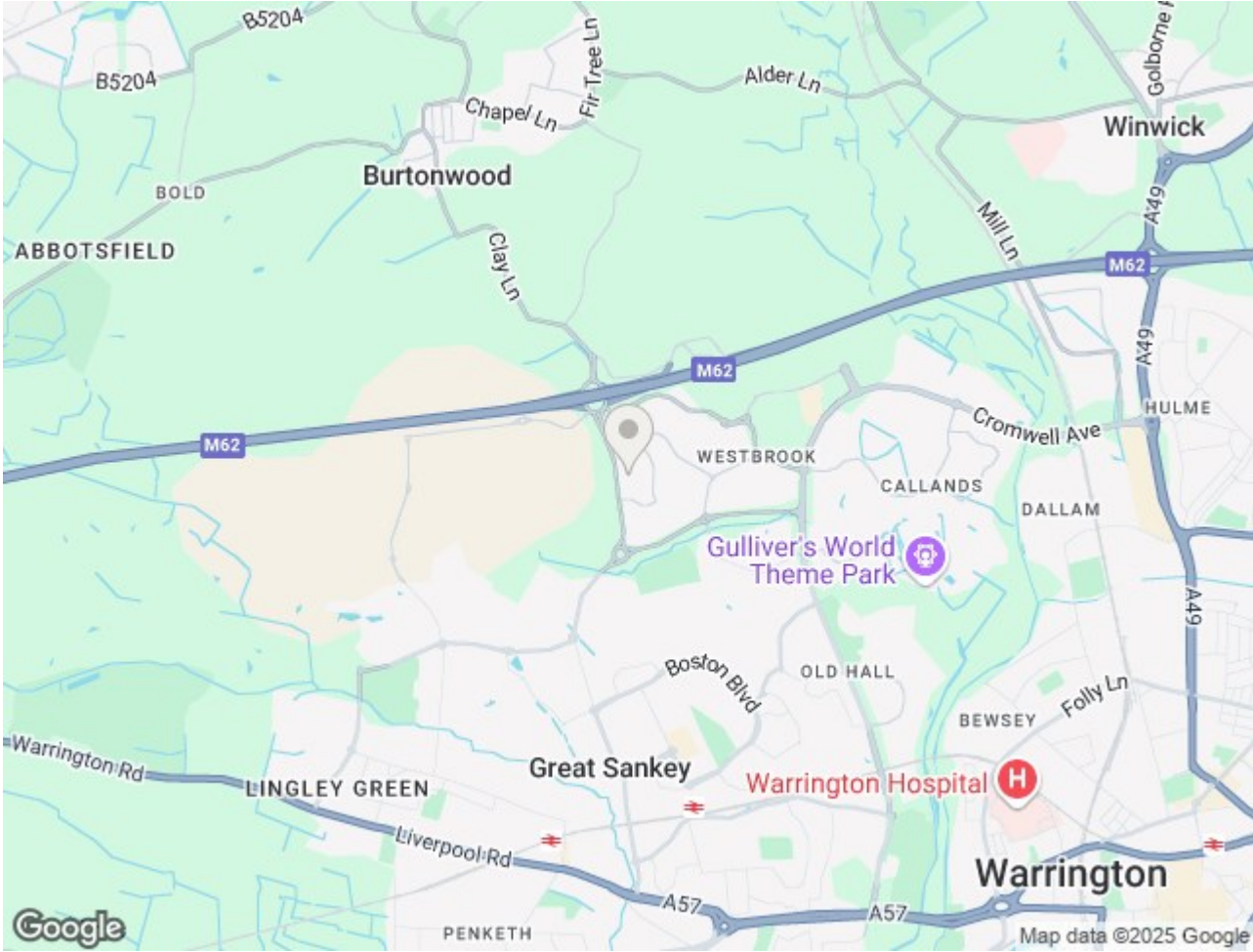
**GARAGE**

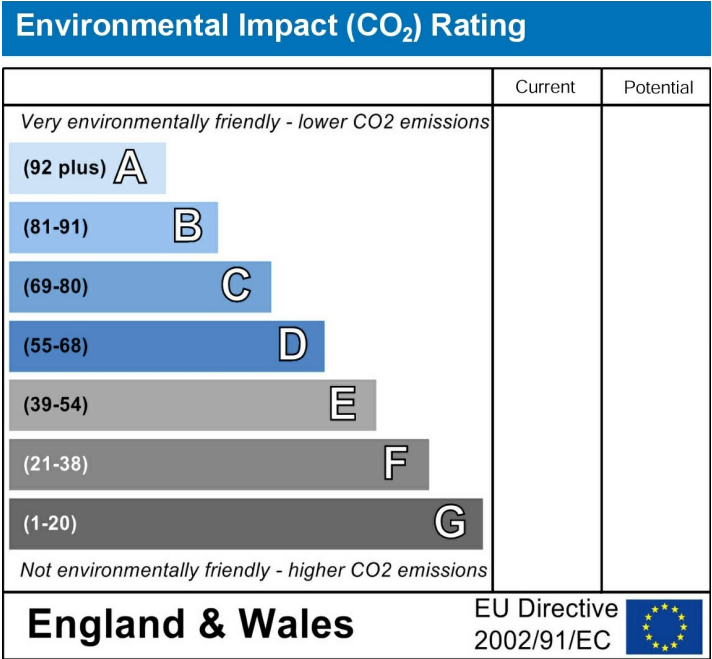
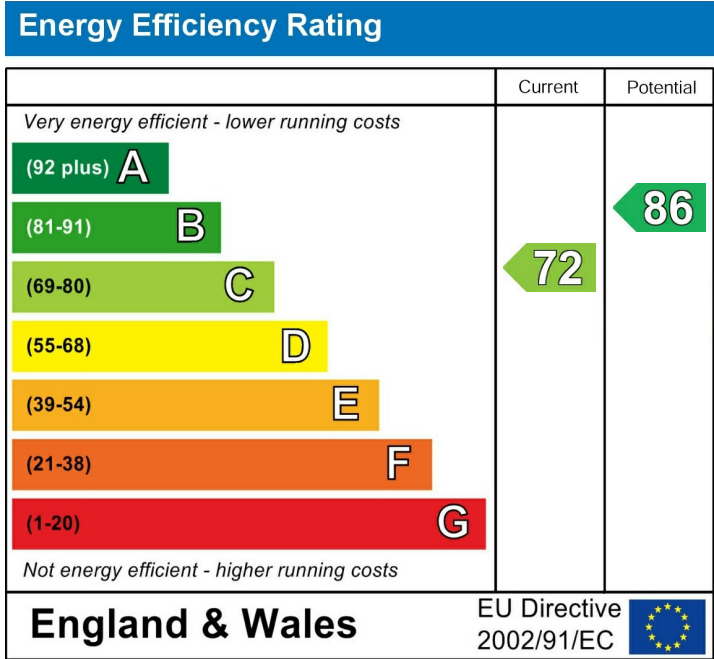
Accessed via the Ground Floor W.C. or the up and over door, the far end has a Utility area where there is plumbing for a washing machine, counter space and a double base unit.



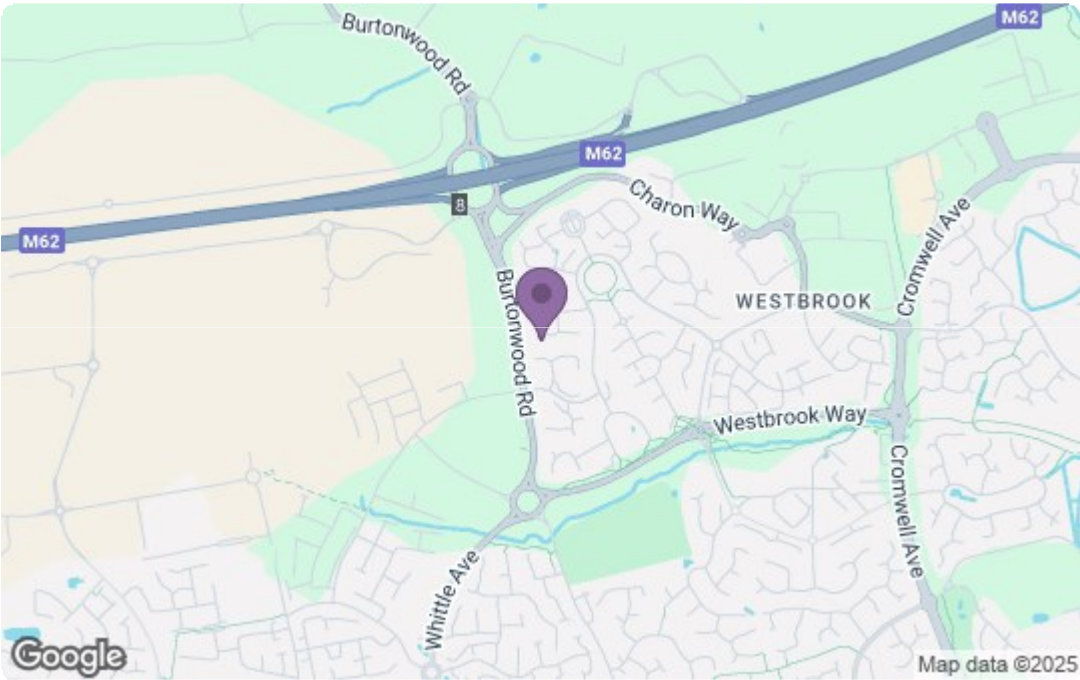


VIEW FROM PROPERTY









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.