



HALTON KELLY
ESTATE AGENTS

**50 Vermont Close
Gt Sankey, Warrington WA5 8WX**

Price

£408,000

DETACHED House. SPACIOUS Accommodation. ORANGERIE Extension. FABULOUS Fully Fitted KITCHEN. EN SUITE to Master Bedroom. FREEHOLD Title. FOUR EXCELLENT Bedrooms. IMMACULATE Interior. NO CHAIN Considered. Please ring re Inspections.

Halton Kelly are delighted to offer for purchase the spacious, four Bedroom, Extended Detached house, located within walking distance of Warrington West Train Station and Sainsbury's. A short drive to motorway networks, this makes it an ideal location for a family. We are advised by our clients it is Freehold Title and is an absolute credit to them. Briefly laid out as follows, Entrance Hallway with Ground Floor W.C., Family Lounge with double opening panelled doors leading to the Dining Room, which then seamlessly leads into a lovely Orangerie, a fabulous fully fitted Kitchen, Landing, Master Bedroom with En Suite, Bedroom Two has an access door to the Family Bathroom, two further good sized Bedrooms.

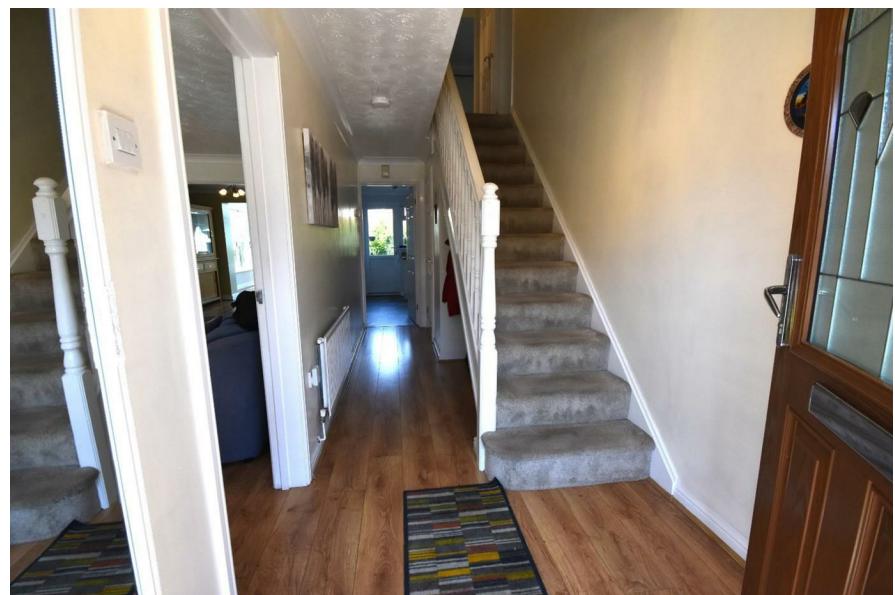
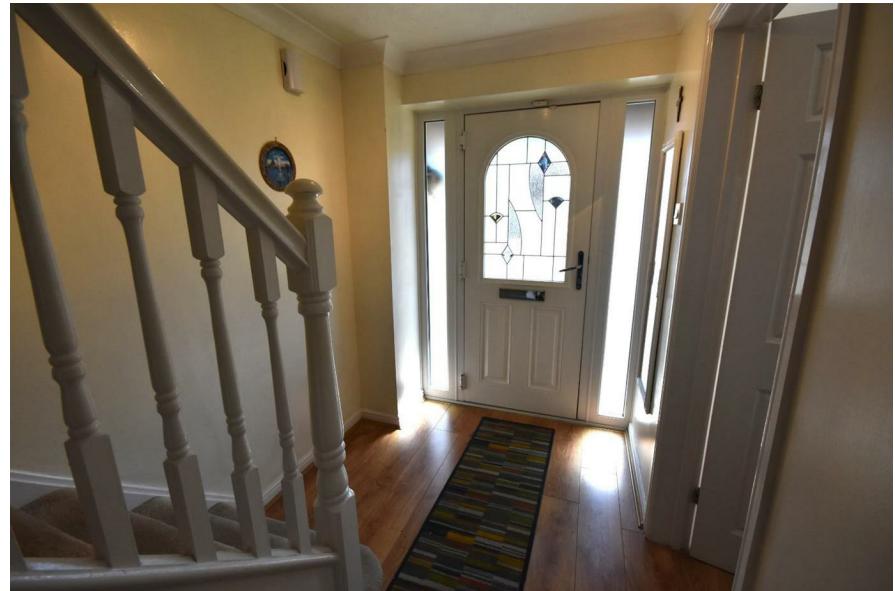
Outside to the front is driveway parking leading to the single Garage.

The rear Garden is low maintenance mainly flagged with aggregate, together with a patio area and well established borders.

Please call the Office for viewing arrangements.

ENTRANCE HALL

Entrance Hall with under stairs storage space, access doors to the Family Lounge and Kitchen.



GROUND FLOOR W.C.

Two piece suite.



FAMILY LOUNGE

18'8 x 11'6 (5.69m x 3.51m)

Bay fronted Family Lounge with gas fire to surround and double opened panelled doors to the Dining Room.



DINING ROOM

11'6 x 10'9 (3.51m x 3.28m)

Open Plan to the Orangerie and access door to the Kitchen.



ORANGERIE

12'1 x 11'6 (3.68m x 3.51m)

Inset down spotlights and double opening UPVC Patio doors to the rear Garden.



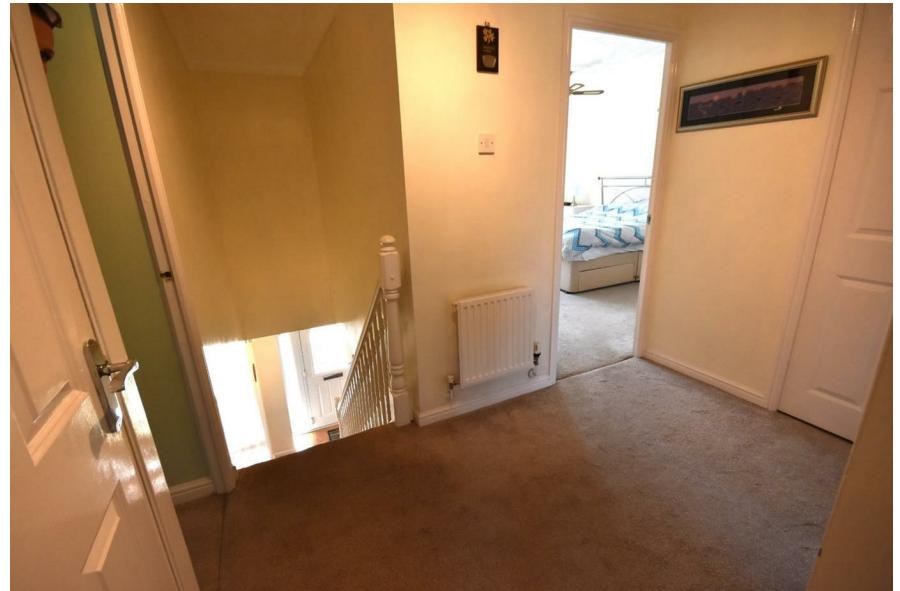
KITCHEN

15' x 12'8 (4.57m x 3.86m)

A great sized Kitchen offering plenty of worktop surface, wall and base units, integral 1.5 bowl drainer, 5 ring gas hob with overhead extractor, twin electric ovens, dish washer, fridge freezer. Access door to the Garage and external door to the rear Garden.



LANDING



MASTER BEDROOM

13' x 12' (3.96m x 3.66m)

Double Bedroom with access to the En Suite.



MASTER EN SUITE

Three piece shower suite with storage under wash basin and illuminated wall mounted mirror.

**BEDROOM TWO**

15'1 x 8'6 (4.60m x 2.59m)

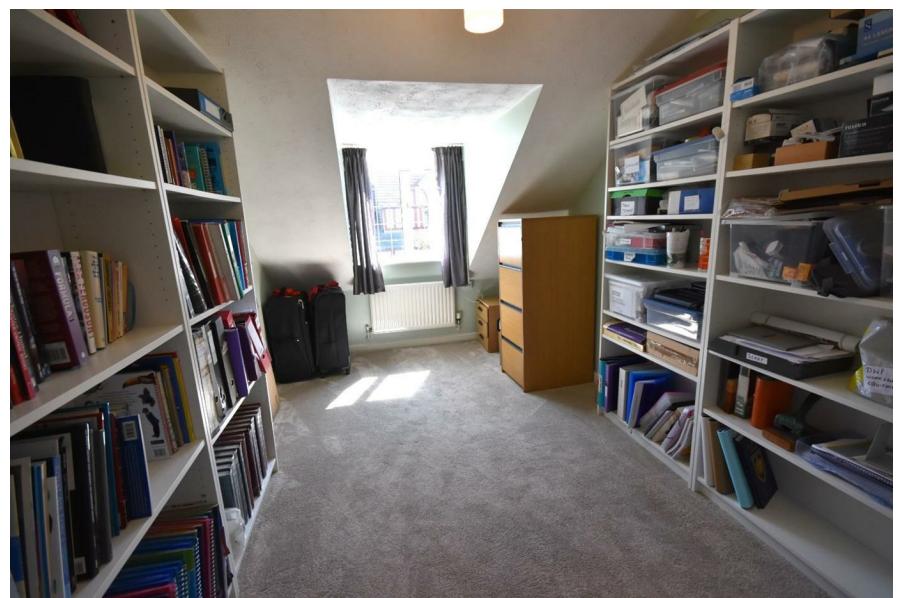
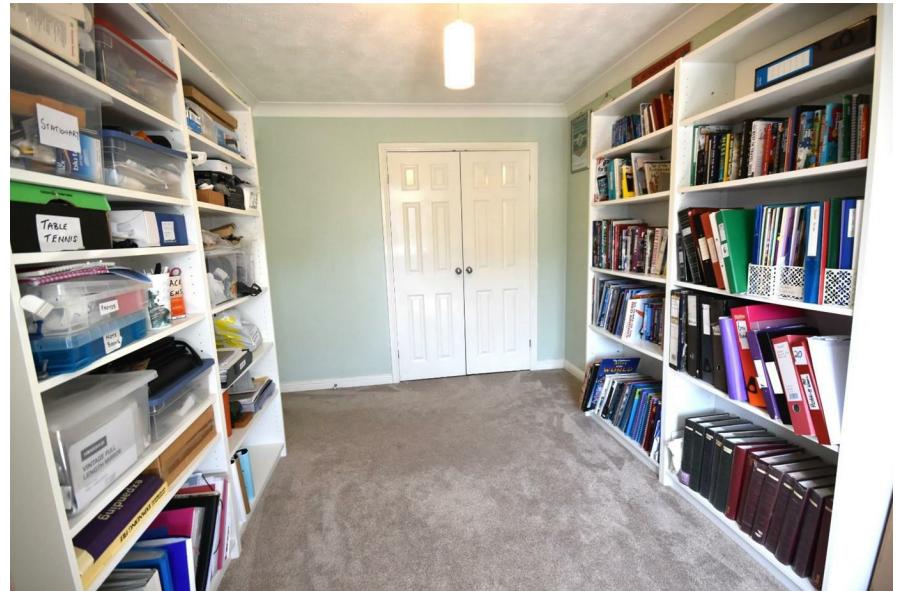
Double Bedroom with access door to the Family Bathroom.



BEDROOM THREE

12'10 x 8'3 (3.91m x 2.51m)

Double Bedroom.



BEDROOM FOUR

12'4 x 7'11 (3.76m x 2.41m)

Large Single Bedroom with integral double robes.

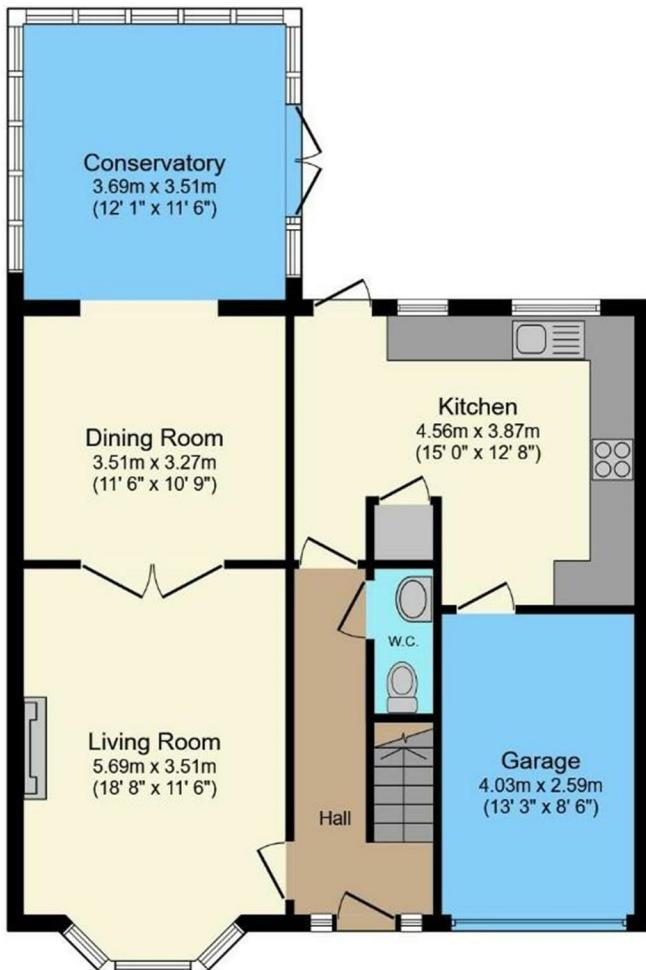
**FAMILY BATHROOM**

A lovely Family Bathroom providing shower over P Bath, W.C. and large Wash Basin with storage, access doors to Bedroom Two and Landing.

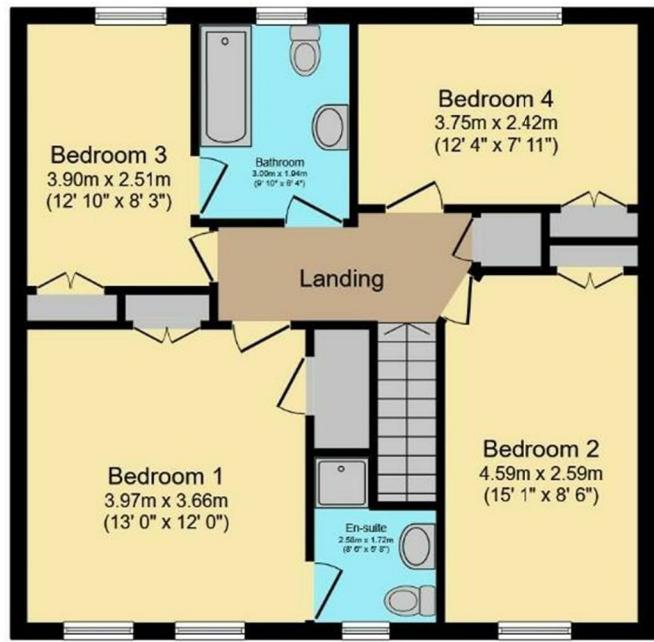
**GARDEN**

A low maintenance rear Garden with established borders and side access gate.





Ground Floor



First Floor

Total floor area 145.5 sq.m. (1,566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

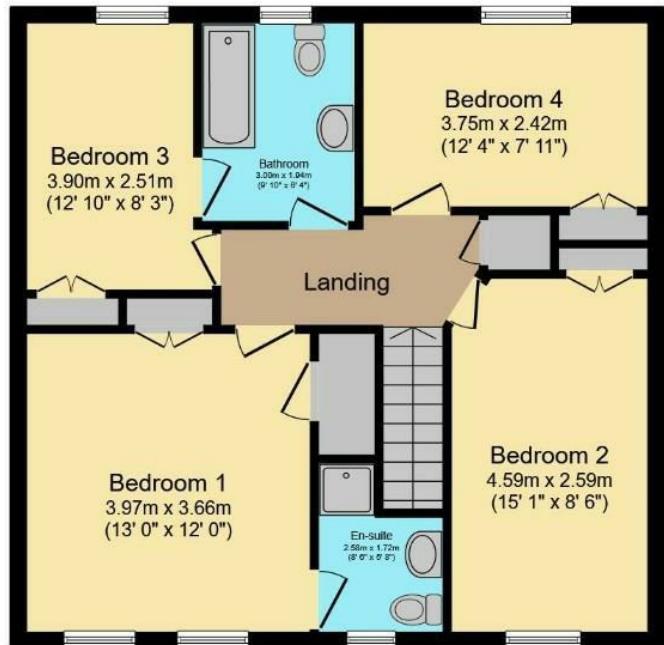
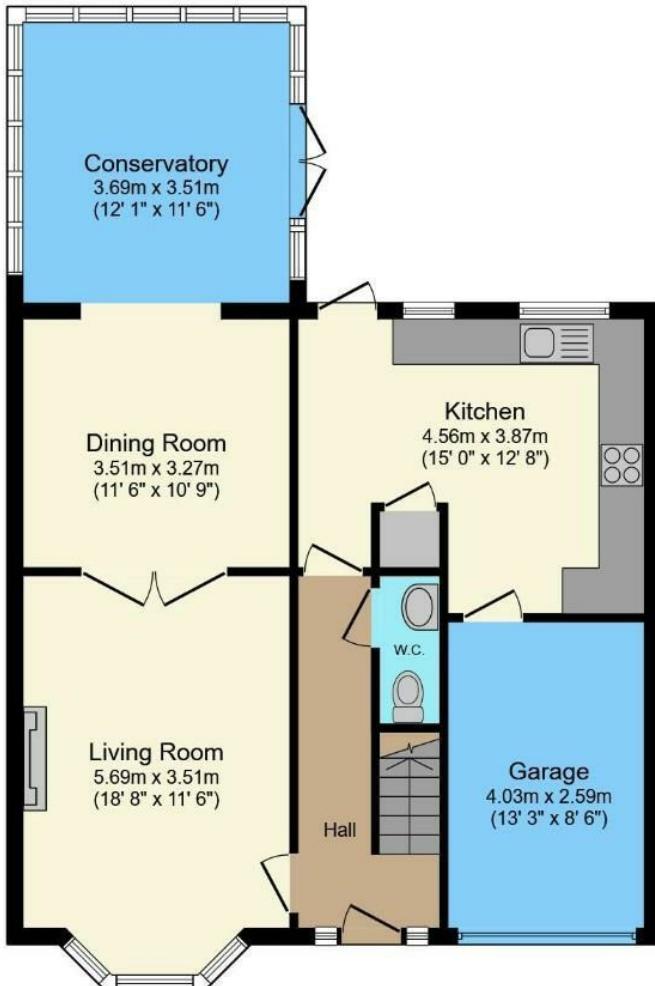


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

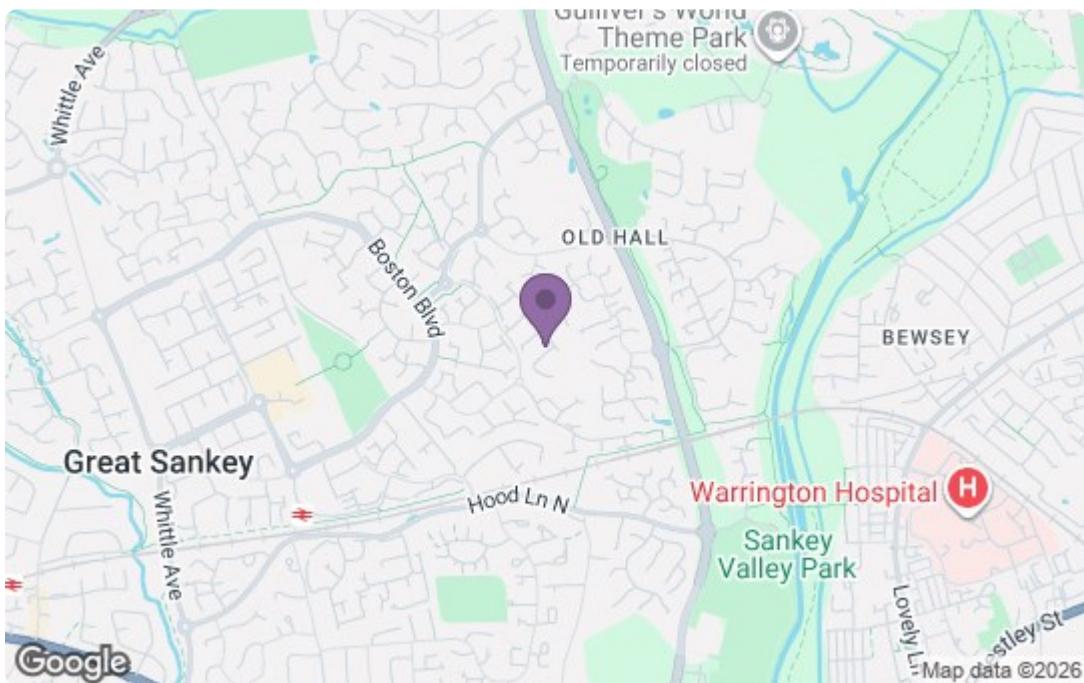
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
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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.