



HALTON KELLY  
ESTATE AGENTS

**50 Vermont Close  
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.

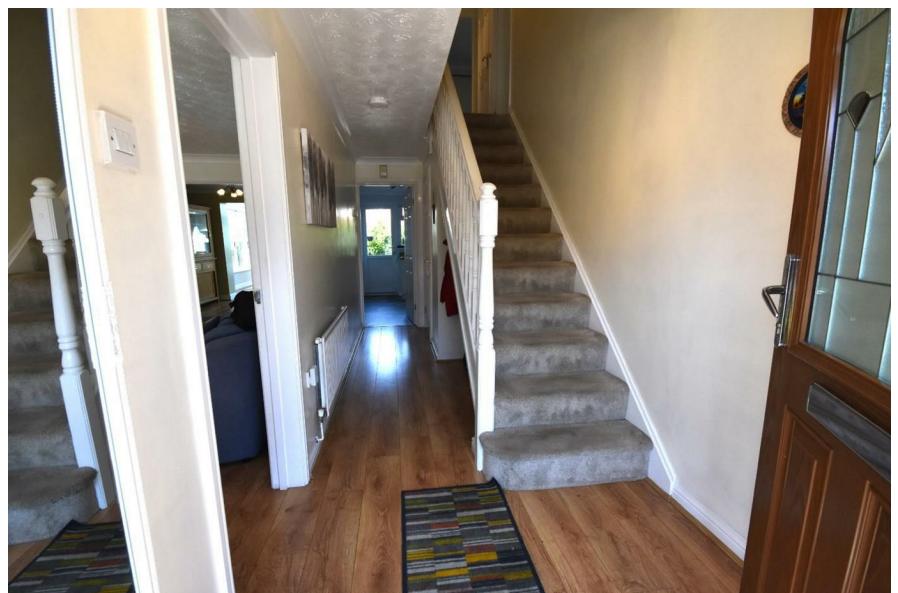
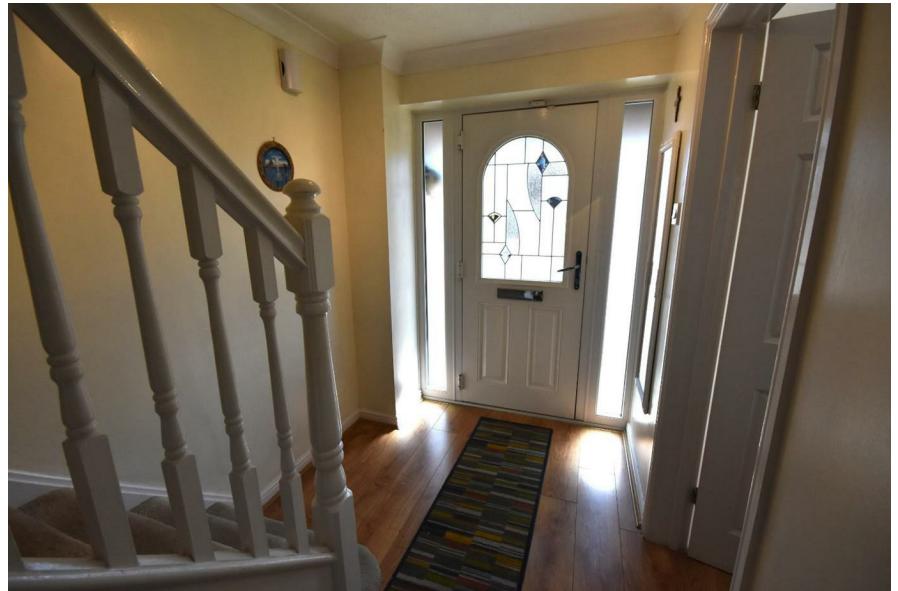
Outside to the front is driveway parking leading to the single Garage.

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)

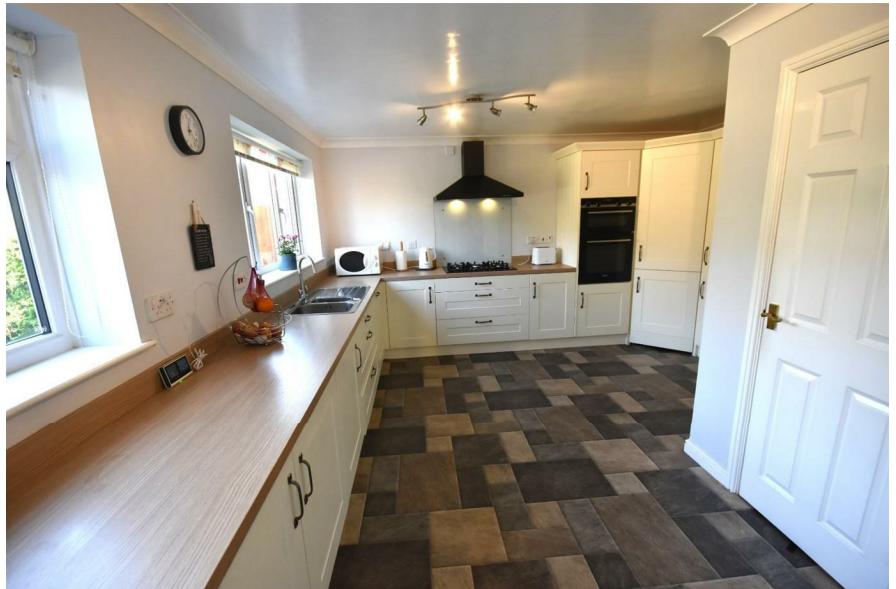
Inset down spotlights and double opening UPVC Patio doors to the rear Garden.



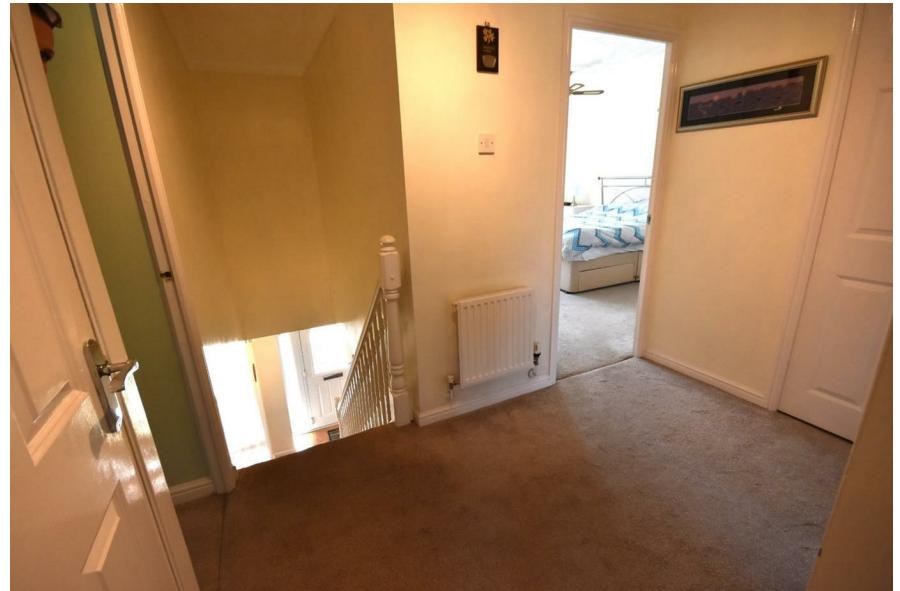
**KITCHEN**

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)

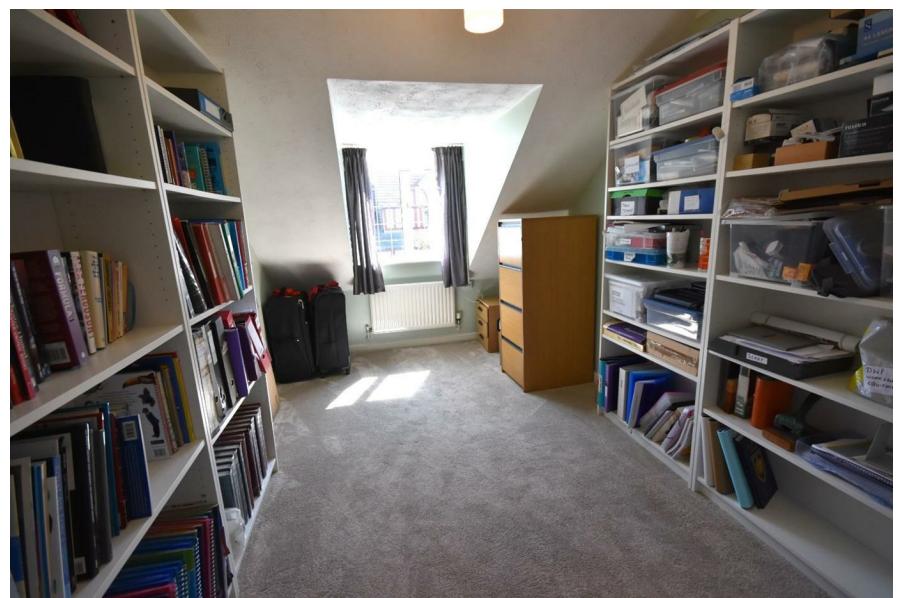
Double Bedroom with access door to the Family Bathroom.



**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.

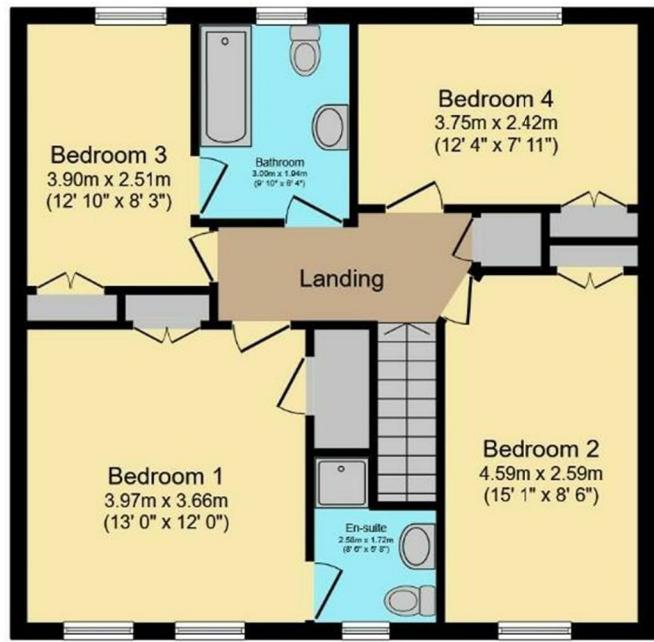
**GARDEN**

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](http://www.focalagent.com)

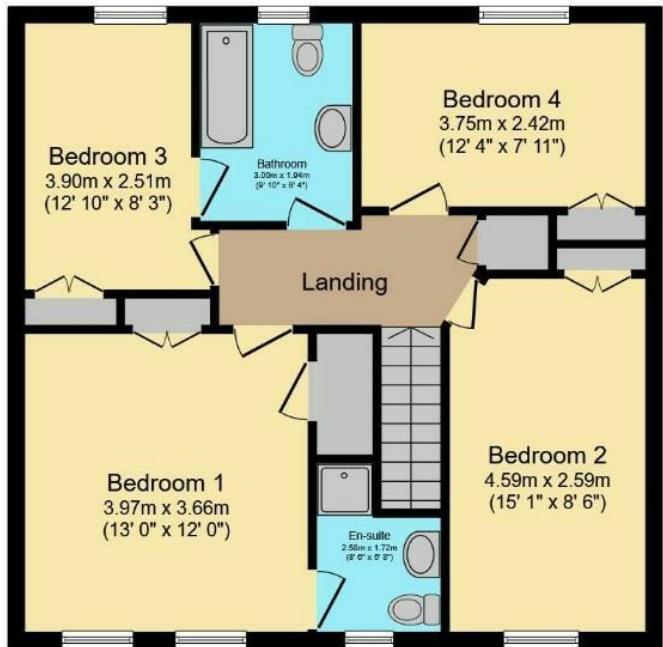
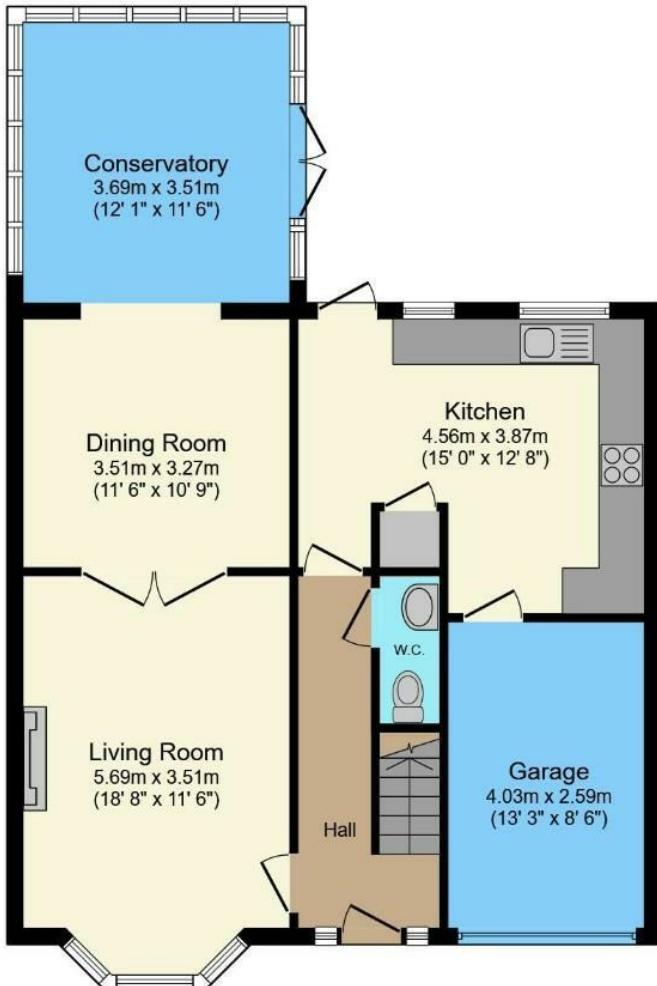


### Energy Efficiency Rating

	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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

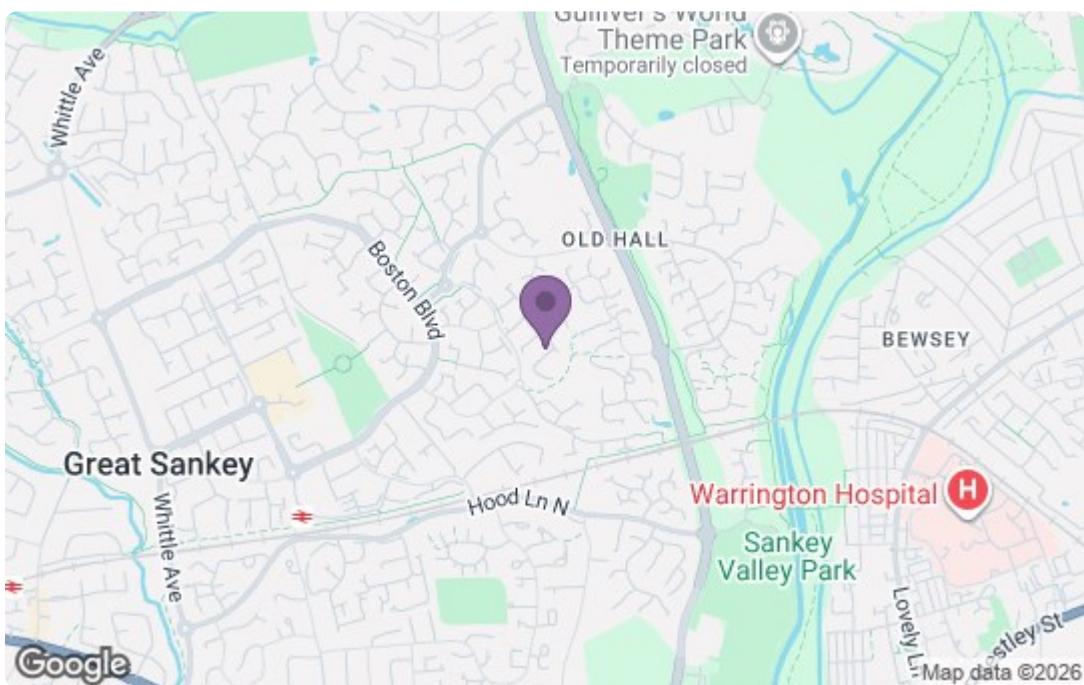
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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 firm's 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.