



11 Holbrook Close
Gt Sankey, Warrington WA5 3SE

Offers Around
£339,950

STUNNING Family House. THREE Bedrooms. EN SUITE Facilities. Ground Floor CLOAKS. LARGE Conservatory. FABULOUS Fitted Kitchen. Single GARAGE. LANDSCAPED Gardens. SHOW HOME Throughout. DO NOT MISS THIS.

Halton Kelly are pleased to offer for purchase this superbly appointed Three Bedroom Detached Family Home which really is a Turn Key Property, immaculate throughout and only offered for sale due to the owners moving out of the area.

Purchased around 18 years ago the property has had everything replaced and upgraded, if you are looking for a perfect home, ready to move into, you will not find one better than this.

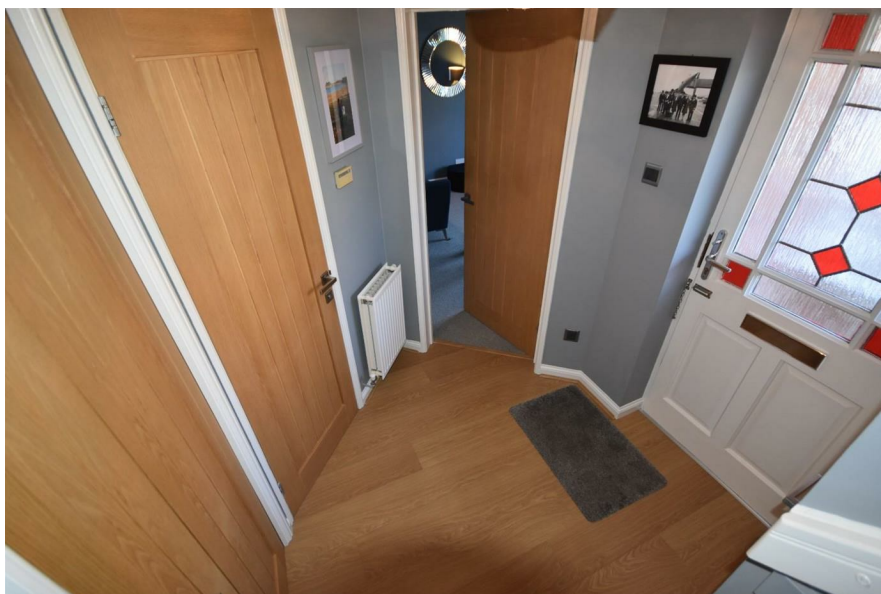
Briefly laid out as follows Entrance Hall, Ground Floor Cloaks, Bay fronted Lounge, separate Dining Room, fabulous fully fitted Kitchen, Conservatory, Landing, Master Bedroom with En Suite, two further Bedrooms and Family Bathroom.

Outside to the front is a driveway to a single Garage and the Gardens are landscaped.

Please call the Office for further information and viewing arrangements.

ENTRANCE HALL

Access to Ground Floor W.C. and Stair well.



GROUND FLOOR W.C.

Two piece Suite



LOUNGE

12'5 x 13'3 (3.78m x 4.04m)

Situated at the front of the property.



KITCHEN

14'1 x 6'10 (4.29m x 2.08m)

Fitted with white gloss wall and base units, integral fridge freezer, single electric oven, four ring gas hob with overhead extractor, 1.5 bowl drainer, plumbing for washing machine, dish washer, tall feature anthracite radiator and open access to the separate Dining Room.



DINING ROOM

Separate Dining Room with double opening doors to the Conservatory.



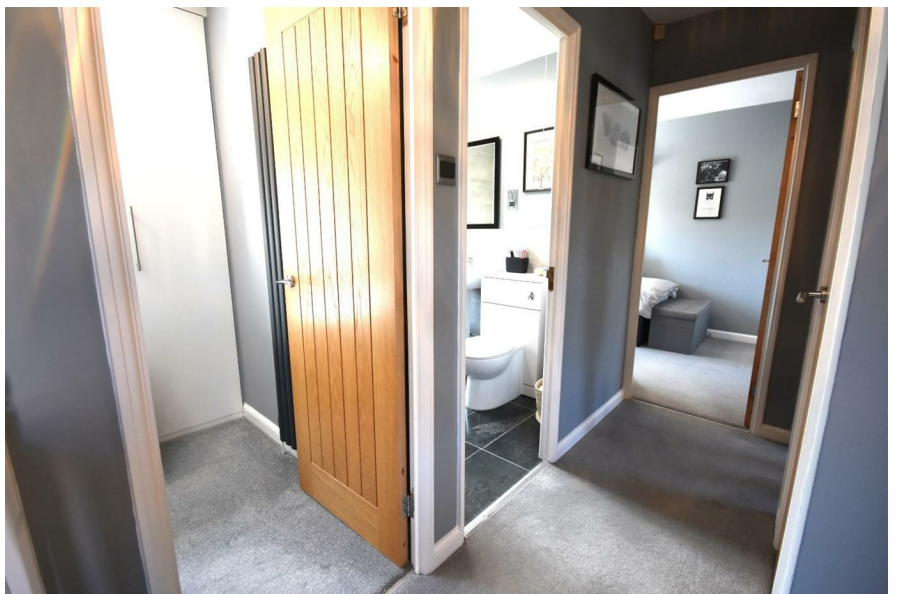
CONSERVATORY

With laminate wood flooring and double opening UPVC doors to the sunny Garden.



LANDING

Loft access.



MASTER BEDROOM

13'3 11'11 (4.04m 3.63m)

Double Bedroom with integral double robes and access to the En Suite.



EN SUITE

A lovely fully tiled En Suite with wash basin vanity unit, anthracite towel warmer/radiator and back lit inset shelving in the shower cubicle.



BEDROOM TWO

10'3 x 7'8 (3.12m x 2.34m)
Double Bedroom.



BEDROOM THREE

8'7 x 7'6 (2.62m x 2.29m)

A good sized third Bedroom with fitted wall storage units.



FAMILY BATHROOM

Three piece Bath Suite with shower over Bath.



GARDEN

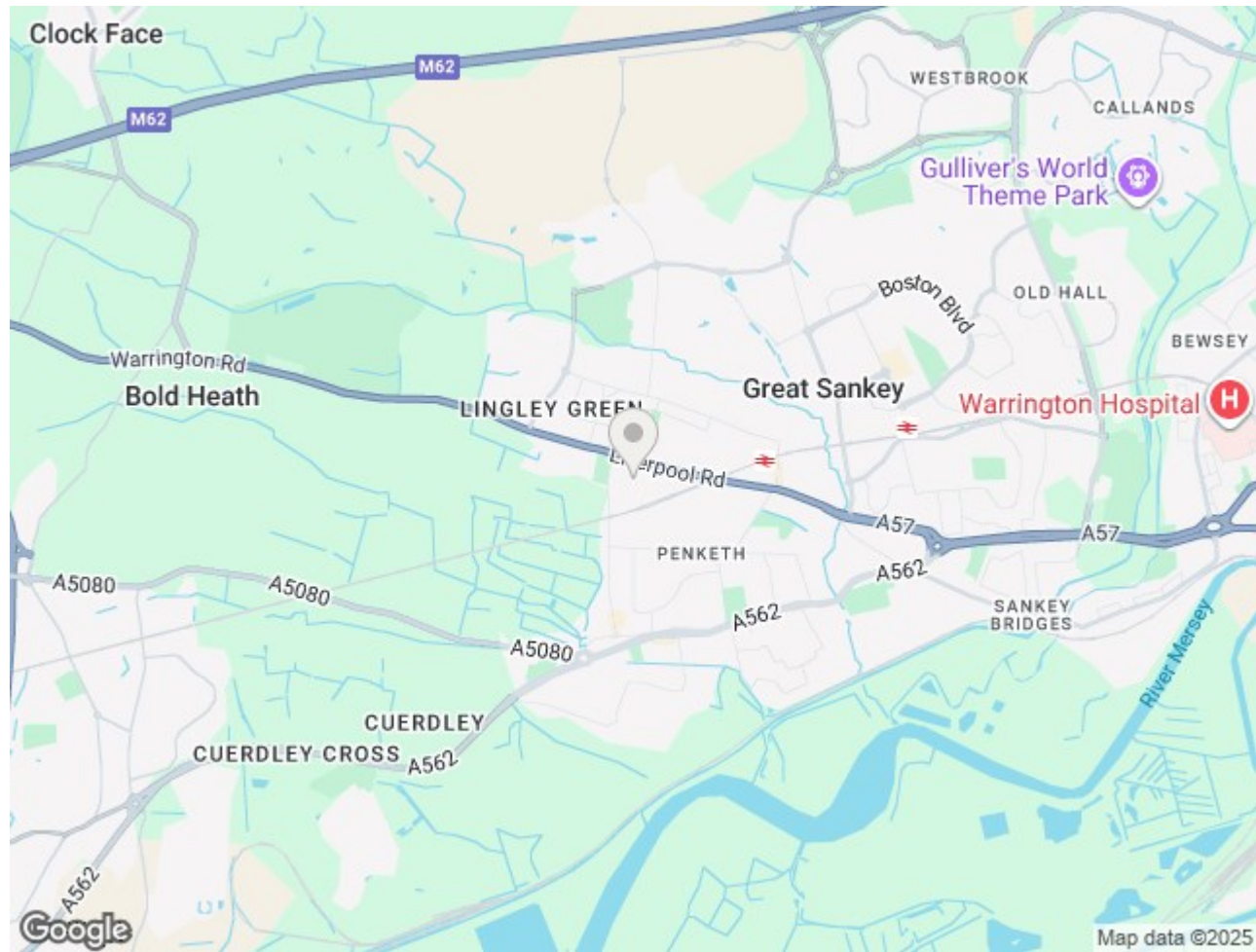
The rear Garden is well fenced with lawn and two patio areas not overlooked and gives access to the detached single Garage.



PATIO AREAS

With side gate access.



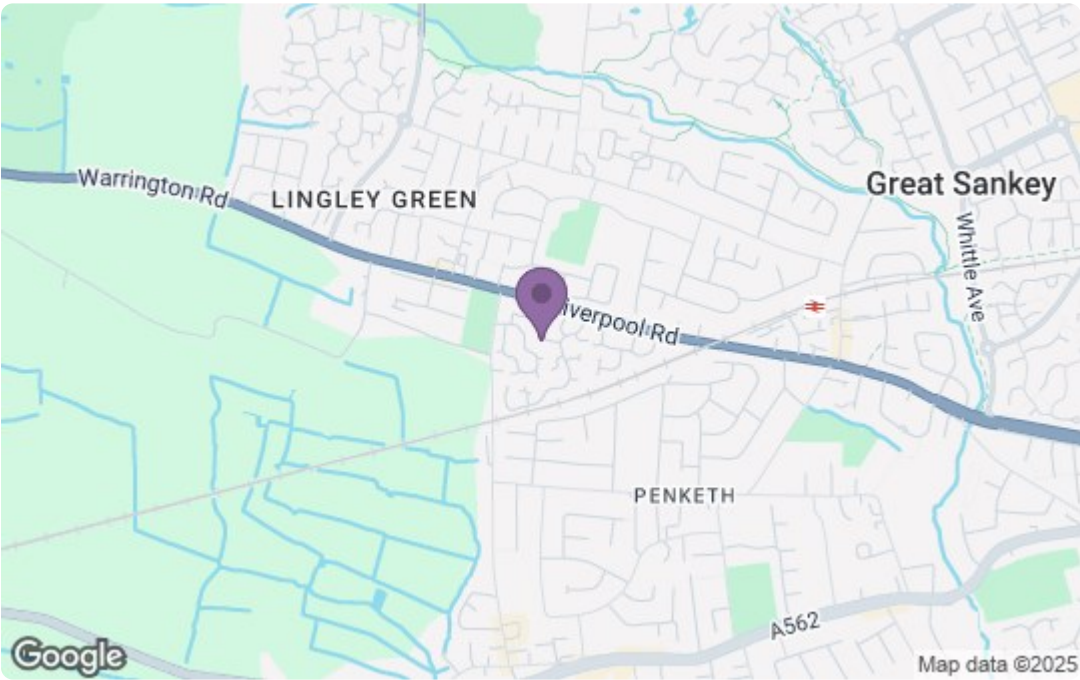


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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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(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.