



33 Thorntondale Drive
Whittle Hall, WA5 3FY

Offers Around
£524,950

DETACHED Family Home. FOUR DOUBLE Bedrooms. STUNNING En Suite WET ROOM. GUEST Bedroom EN SUITE. CORNER PLOT. FABULOUS Modern Fitted KITCHEN. SUN TRAP rear GARDEN. DOUBLE Garage. CONSERVATORY. Overlooks WOODLAND.

Halton Kelly are pleased to offer for purchase this beautifully presented Detached Family Home which is situated on a corner plot in this very well regarded area of Whittle Hall. A credit to the current owners throughout, the property has a modern fully fitted Kitchen with access to the Conservatory and a sun trap rear Garden.

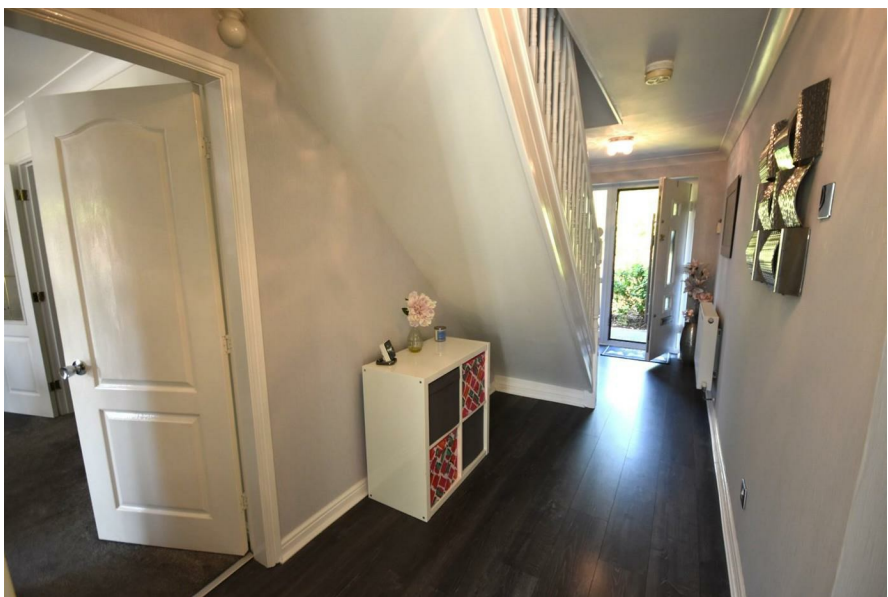
Only offered for sale due to our clients looking to downsize, this McLeans property has a bespoke En Suite Wet Room with underfloor heating, En Suite to the Guest Bedroom and accommodation is laid out as follows, Entrance Hall, Ground Floor W.C., Family Lounge, Dining Room, Kitchen/Dining area, Conservatory, Landing, Master Bedroom with En Suite Wet Room, Guest Room with En Suite, two further Double Bedrooms and Family Bathroom.

Outside to the front is ample driveway parking to a Double Garage and the rear Garden is a lovely sun trap.

For further information and viewing arrangements, please call the Office.

ENTRANCE HALL

With wood effect flooring, leading to stair well with under stair open storage space access to the Kitchen, Garage and Ground Floor W.C.



GROUND FLOOR W.C.
Two piece suite.



FAMILY LOUNGE
16'11 x 11'5 (5.16m x 3.48m)
Bay fronted Family Lounge with illuminated coal effect electric fire to surround and double opening doors to the Dining Room.



DINING ROOM

13' x 6'7 (3.96m x 2.01m)

Dining Room with double opening UPVC doors to the rear Garden.



KITCHEN/DINER

16'4 x 9'7 (4.98m x 2.92m)

A spacious Kitchen fitted with wall and base units, single bowl drainer, integral gas hob with overhead extractor, single electric oven, fridge freezer, washing machine, space for a dish washer and Breakfast Bar.



BREAKFAST AREA

Breakfast area with external door to the rear Garden.



CONSERVATORY

11'1 x 8'3 (3.38m x 2.51m)
Tiled floor, electric heater and double opening UPVC doors to the rear Garden.



LANDING

Access to sleeping accommodation and Family Bathroom.



MASTER BEDROOM

16'4 x 11'6 (4.98m x 3.51m)

Bay fronted Double Bedroom with triple windows, fitted robes, ceiling spot lights and access to the En Suite Wet Room.



MASTER EN SUITE WET ROOM

An absolutely stunning En Suite Wet room with inset shelving, under floor heating, ceiling spot lights, chrome towel warmer, wash basin with storage and walk in shower area with seating and shower attachment.



**MASTER EN SUITE WET ROOM ALT
ANGLE**



GUEST BEDROOM

12'6 x 10'11 (3.81m x 3.33m)

Double Bedroom with twin windows, alcove, integral robes and access to the Guest En Suite.



GUEST EN SUITE

Three piece suite with wash basin storage and shower cubicle.

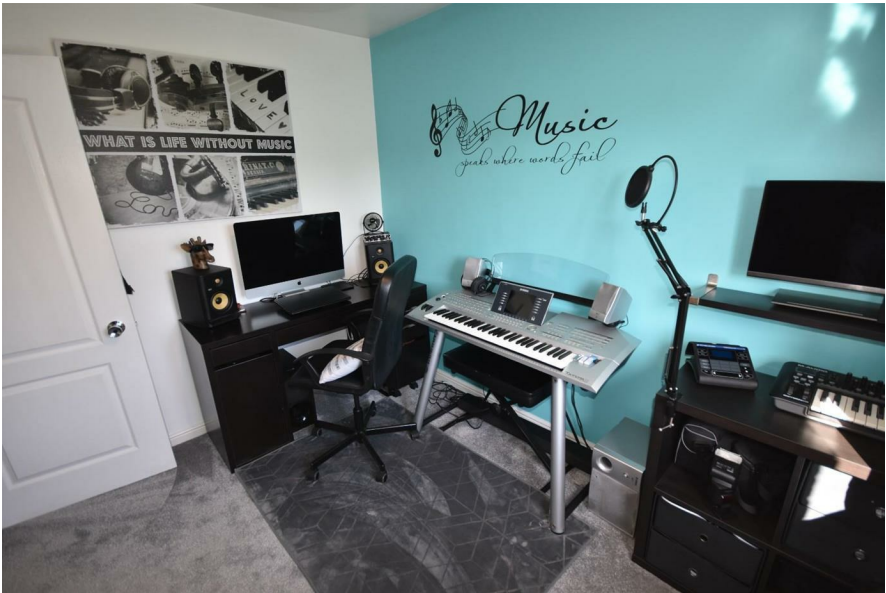


BEDROOM THREE

10' x 9' (3.05m x 2.74m)
Double Bedroom.



BEDROOM FOUR
10'1 x 8'1 (3.07m x 2.46m)
Double Bedroom.



FAMILY BATHROOM

Half tiled three piece Family Bathroom



GARDEN

A well fenced, sun trap rear Garden, mainly to lawn with patio area.



AERIAL REAR SHOT



AERIAL FRONT SHOT



AERIAL OVERHEAD SHOT

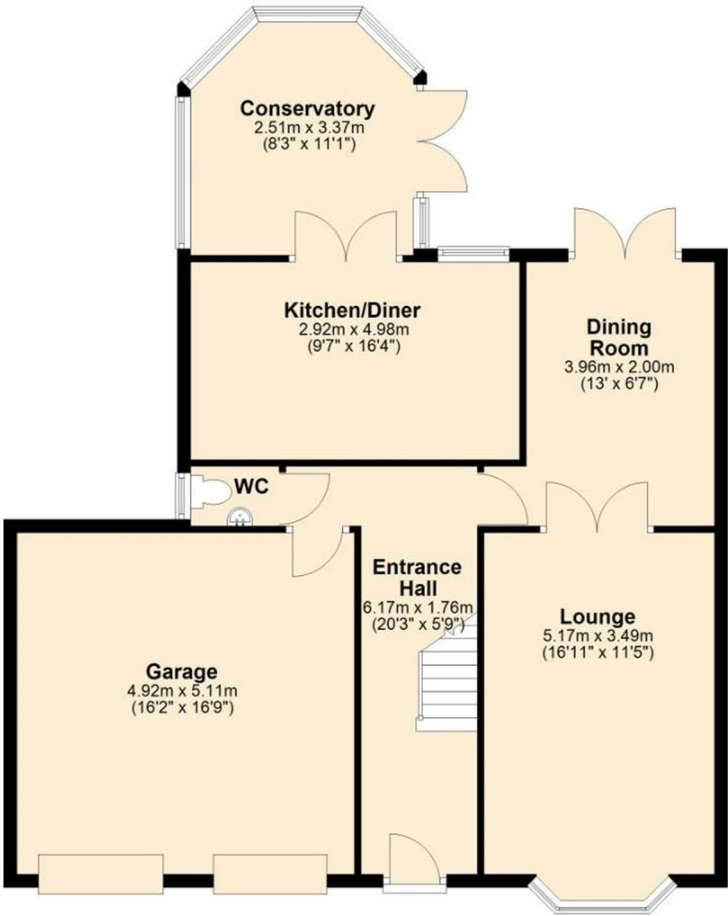


AERIAL ROAD SHOT



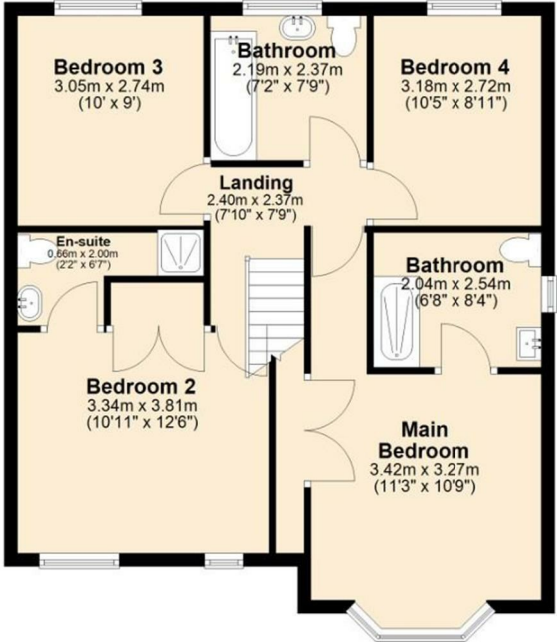
Ground Floor

Approx. 96.9 sq. metres (1042.9 sq. feet)

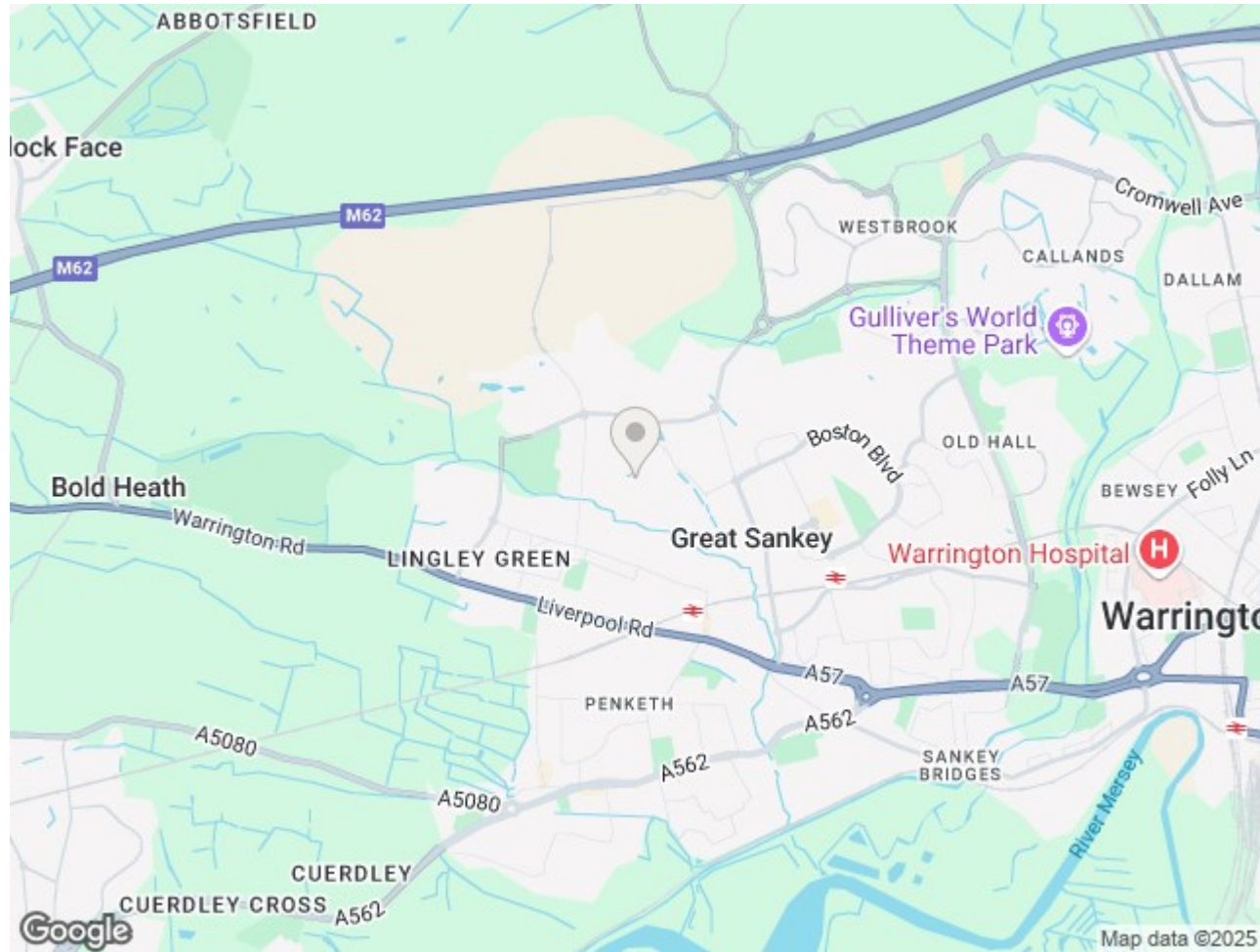


First Floor

Approx. 67.1 sq. metres (722.7 sq. feet)



Total area: approx. 164.0 sq. metres (1765.6 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 & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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