



8A Maliston Road  
Gt Sankey, Warrington WA5 1JR

Offers Around  
£265,000

DETACHED House, THREE Bedrooms, EN SUITE to Master. Single GARAGE. NO Upward Chain. Upgrading Required. Lounge/Dining Room. New Kitchen Required. FREEHOLD Title. IDEAL Project.

Halton Kelly are pleased to offer for purchase this Three Bedroom Detached House which we are advised is Freehold Title. Competitively priced for a quick sale and with No Upward Chain, this is an ideal property for putting your own stamp on. Located close to schools, local amenities and excellent motorway networks, it briefly comprises, Entrance into Vestibule, Open Plan Lounge/Dining Room, Kitchen, Landing, Master Bedroom with En Suite, two further Bedrooms and Family Bathroom.

Outside to the front is driveway parking and the rear Garden is mainly to lawn with patio area.

Please call the Office for further information and viewing arrangements.

**LOUNGE**

14'5 x 12' (4.39m x 3.66m)

Wood effect flooring with wall mounted fire, open Stair Case and archway to the Dining Room.

**DINING ROOM**

11'9 x 9'2 (3.58m x 2.79m)

Access door to the Kitchen and external door to the rear Garden.





**KITCHEN**

8'10 x 8'4 (2.69m x 2.54m)

Fitted with wall and base units, 1.5 bowl drainer, integral four ring gas hob with single electric oven, plumbing for washing machine/dishwasher and space for fridge/freezer.

**LANDING**

Access to all Bedrooms and Bathroom.



**MASTER BEDROOM**

11'3 x 10'6 (3.43m x 3.20m)  
Double Bedroom and access to the En Suite.



**EN SUITE**

Three piece suite with shower cubicle.





**BEDROOM TWO**

10'7 x 9'1 (3.23m x 2.77m)

Double Bedroom.



**BEDROOM THREE**

9'8 x 8'1 (2.95m x 2.46m)

Situated at the rear of the property with twin windows.



**FAMILY BATHROOM**  
8'10 x 6'6 (2.69m x 1.98m)  
Three piece Family Bathroom.





**GARDEN**

Mainly to lawn with patio area.





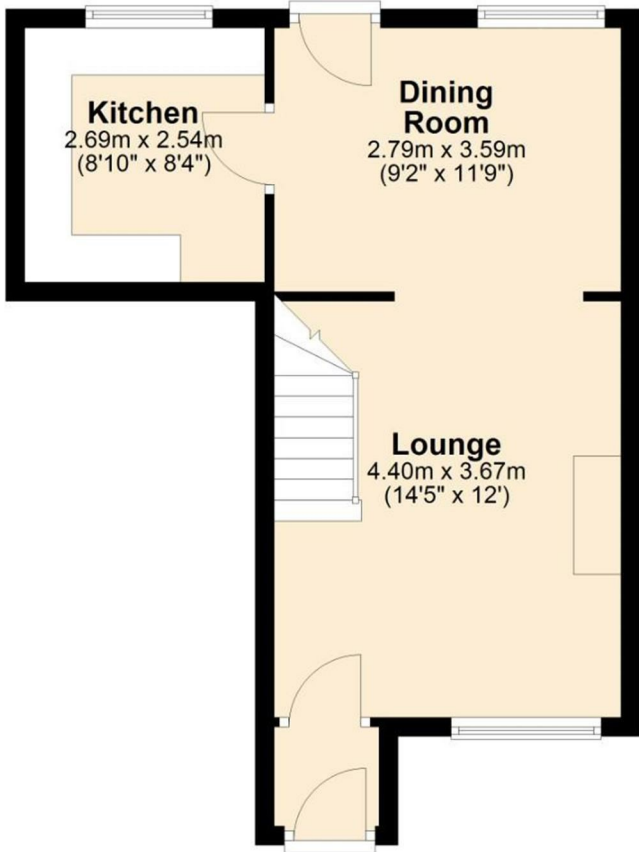
SIDE OF PROPERTY

Access gate from the Garden to the front of the property.



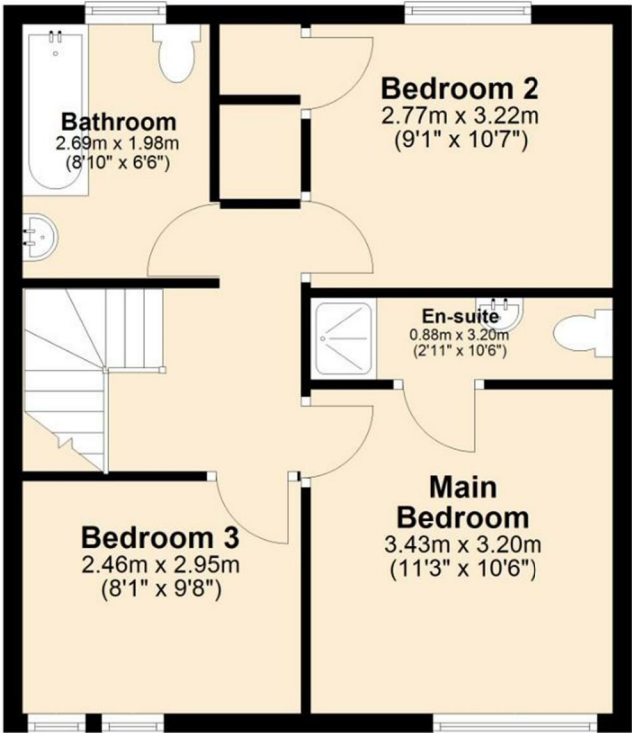
Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)




Total area: approx. 80.5 sq. metres (866.3 sq. feet)






Energy Efficiency Rating

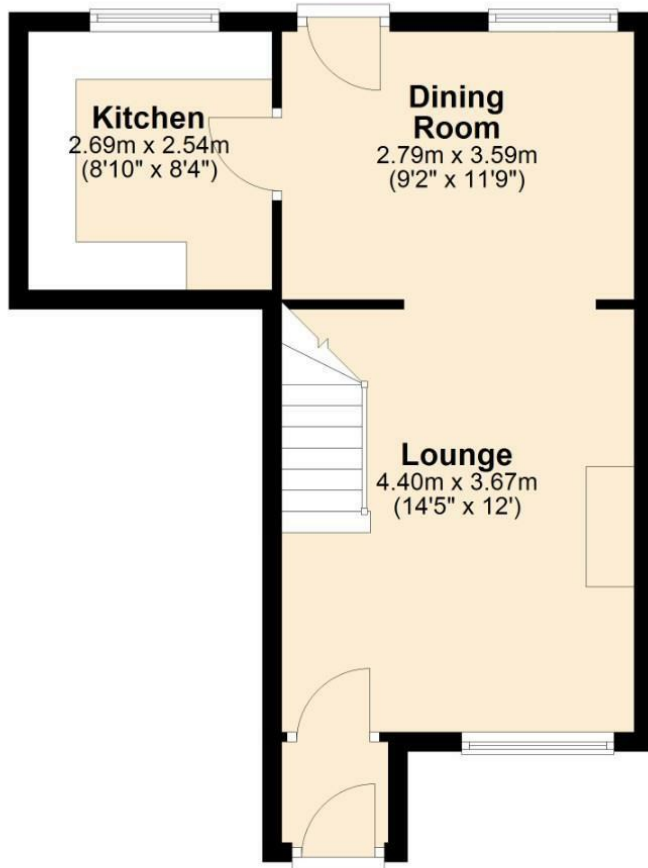
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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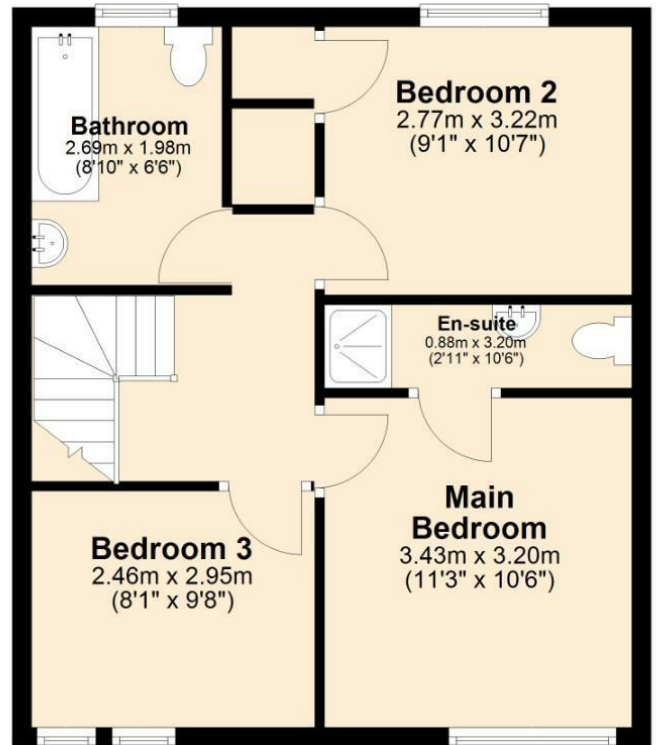
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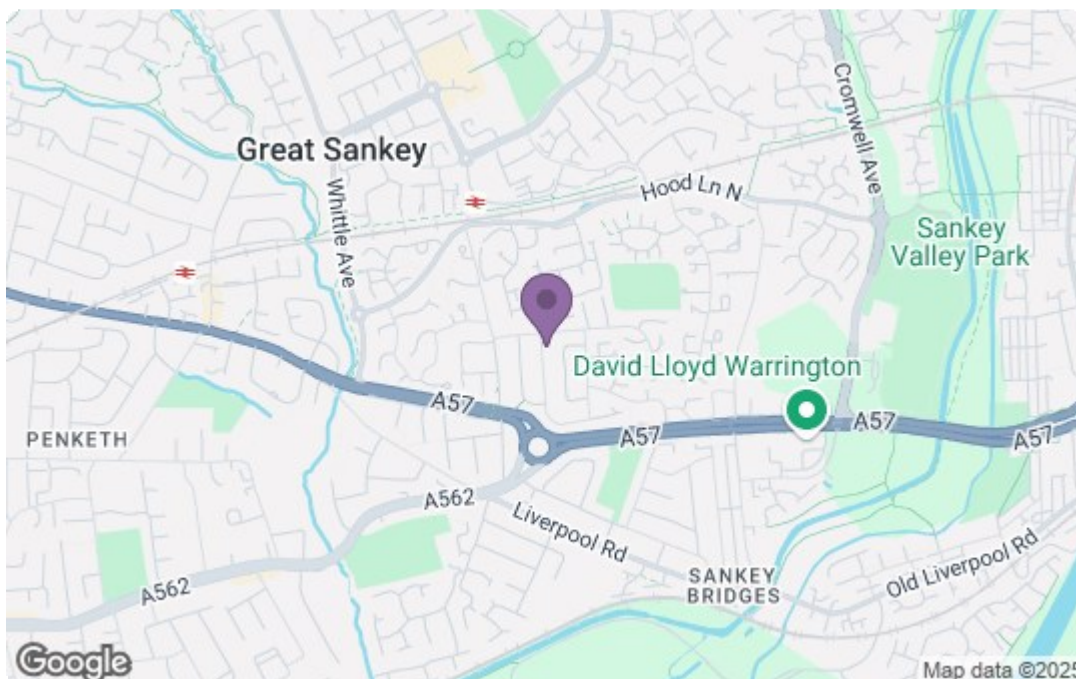


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.