



60 Wednesbury Drive  
Warrington, WA5 3EW

Offers Around  
£296,000

EXTENDED Semi Detached House. THREE/FOUR Bedrooms. TWO Recently Fitted Shower Rooms. Through LOUNGE/DINER. Fitted Kitchen. CONSERVATORY. CUL DE SAC Position. DRIVEWAY Parking. Enclosed Rear GARDEN. FREEHOLD Title.

Halton Kelly are pleased to offer for purchase this very well presented Extended Three/Four Semi Detached House which is a credit to the current owners and we are advised it is Freehold Title. Situated in a quiet cul de sac and within easy walking distance to local amenities and Great Sankey High School, it is laid out as follows, Entrance Porch, Lounge through Diner, Conservatory, fitted Kitchen, Inner Hallway leading to a Family Room/Bedroom Four with En Suite Shower Room, Landing, Three Bedrooms and Shower Room.

Outside is excellent parking for several vehicles, the rear Garden is mainly to lawn with patio area.

Please call the Office for further information and viewing arrangements.

Photos and specifications to follow.

**ENTRANCE PORCH**

**FAMILY ROOM/BEDROOM FOUR**



**SHOWER ROOM**





**LOUNGE/DINER**



**INNER HALLWAY**

KITCHEN



CONSERVATORY





LANDING



MAIN BEDROOM



**BEDROOM TWO**



**BEDROOM THREE**





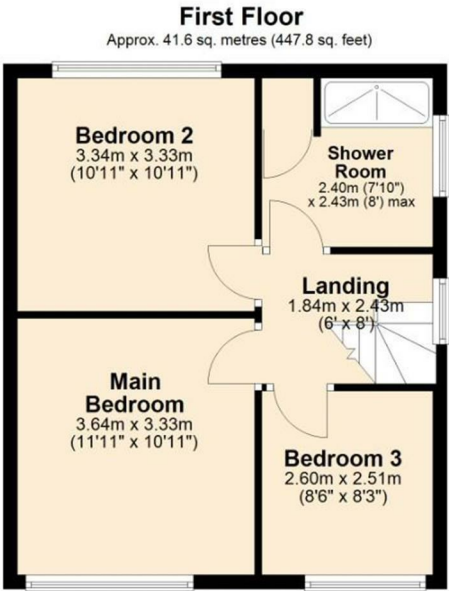
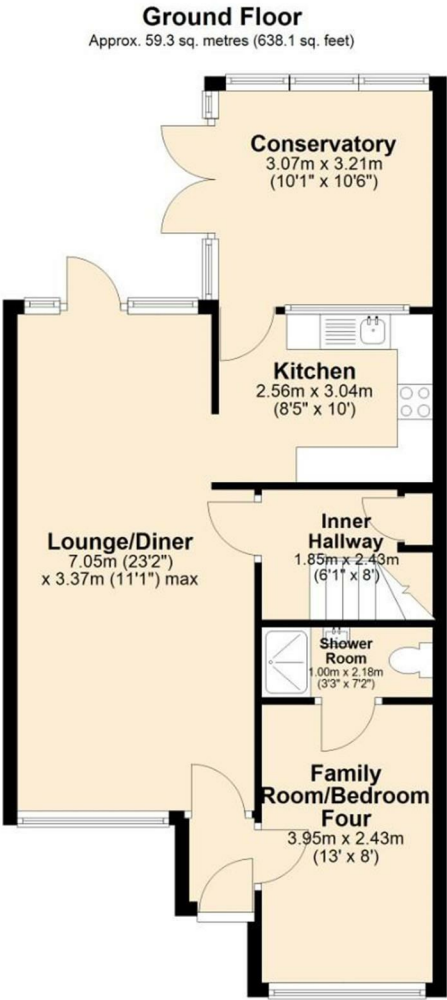
**SHOWER ROOM**



**GARDEN**

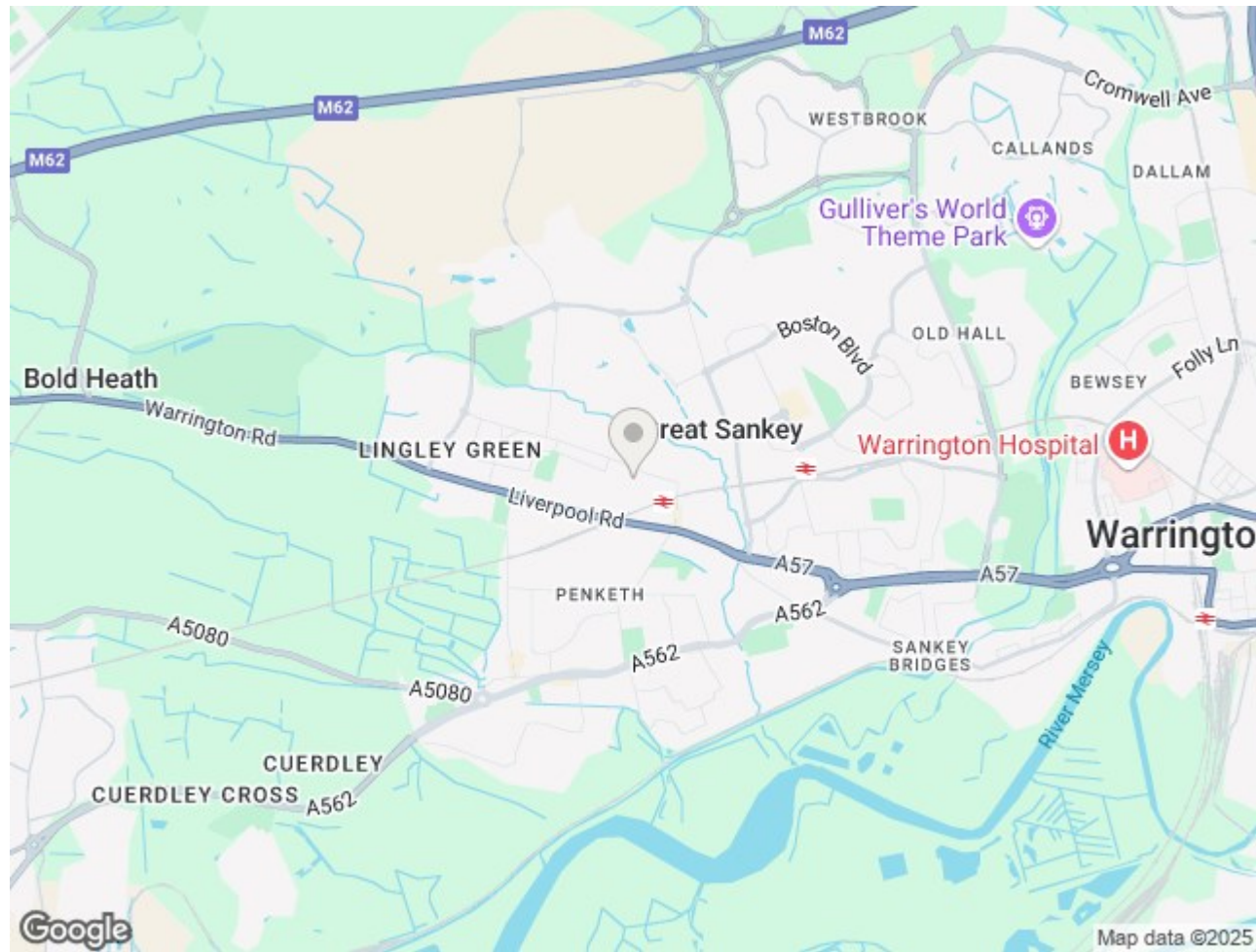


**OUTSIDE**




Total area: approx. 100.9 sq. metres (1085.8 sq. feet)






Energy Efficiency Rating

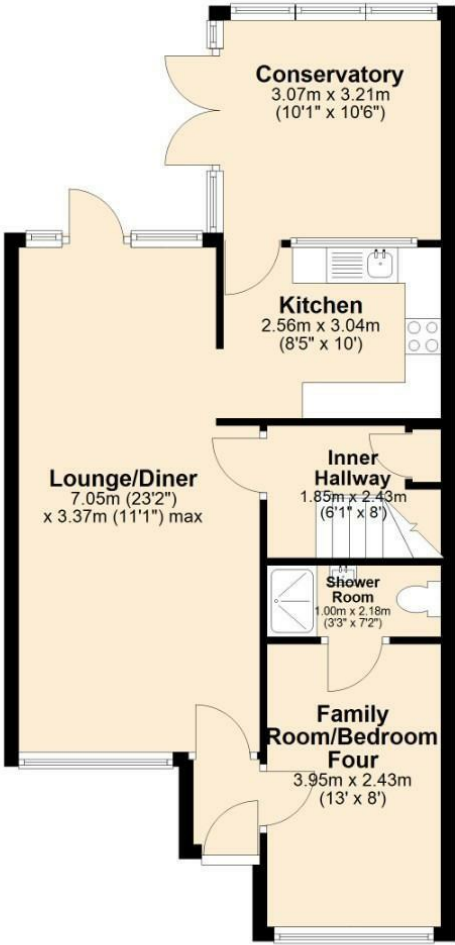
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

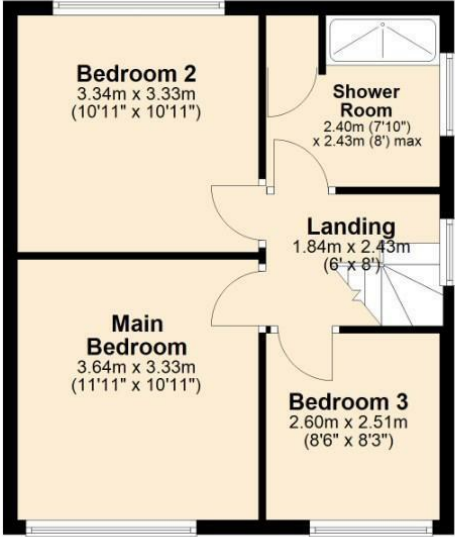
Ground Floor

Approx. 59.3 sq. metres (638.1 sq. feet)

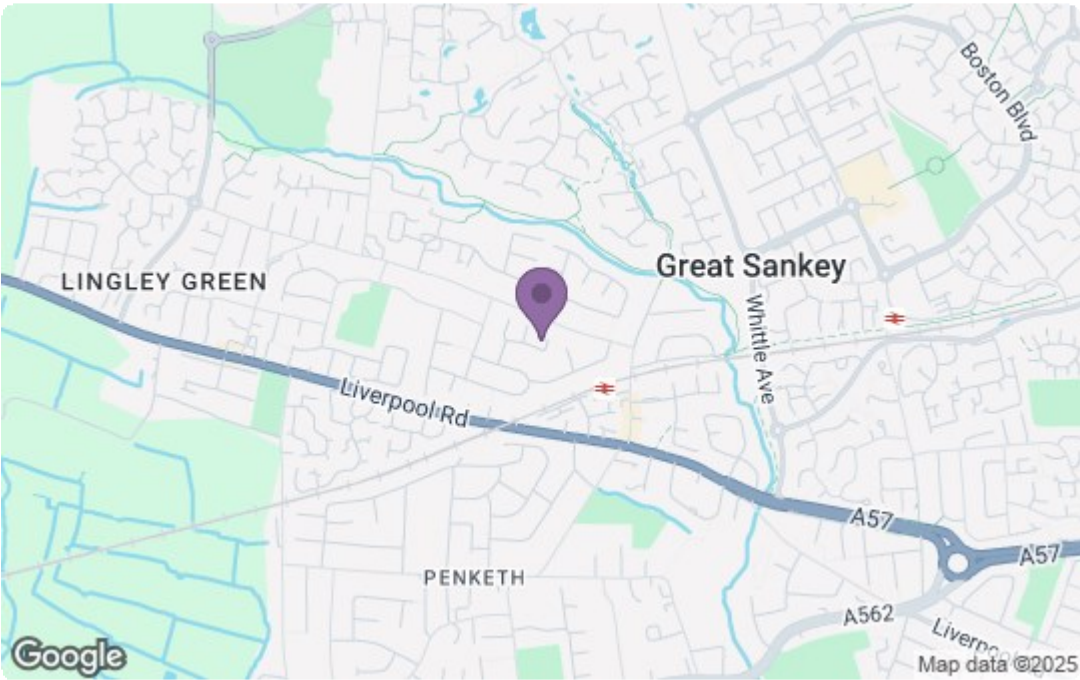


First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 100.9 sq. metres (1085.8 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		
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England & Wales		
EU Directive 2002/91/EC		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.