



3 Yates Close
Gt Sankey, Warrington WA5 1XH

Offers Around
£199,950

Semi Detached House. THREE Bedrooms. LARGE Conservatory. End of CUL DE SAC. Gas Central Heating. FREEHOLD Title. Garage. IDEAL First Time Buyer's. DON'T MISS THIS.

Halton Kelly are pleased to offer for purchase this Three Bedroom Semi Detached House, offered with no upward chain and we are advised it is Freehold Title. Ideally located close to local amenities, schools and motorway networks, it is laid out as follows, Porch, Lounge with open stair case, separate Dining Room, fitted Kitchen, Landing, Three Bedrooms and Shower Room.

Outside to the front is driveway parking to a single Garage and the rear Garden is maintenance free.

Please call the Office for further information and viewing arrangements.

PORCH

8'6 x 6'2 (2.59m x 1.88m)

Tile flooring and entrance to the Lounge.



LOUNGE
16'8 x 11'3 (5.08m x 3.43m)
Open stair case and fireplace to brick surround.



DINING ROOM

10'8'7 (3.25m'2.13m)

With sliding patio doors to the terrace area.



KITCHEN

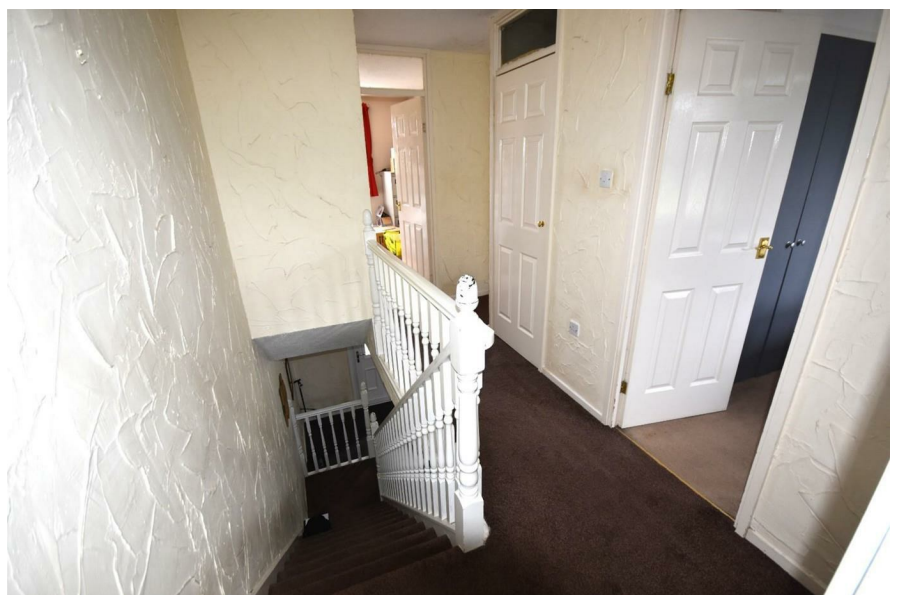
10'7 x 8'10 (3.23m x 2.69m)

Fitted with wall and base units, single bowl drainer, space for larder style fridge freezer and plumbing for washing machine.



LANDING

From open stair case.



BEDROOM ONE

12'2 x 9'8 (3.71m x 2.95m)

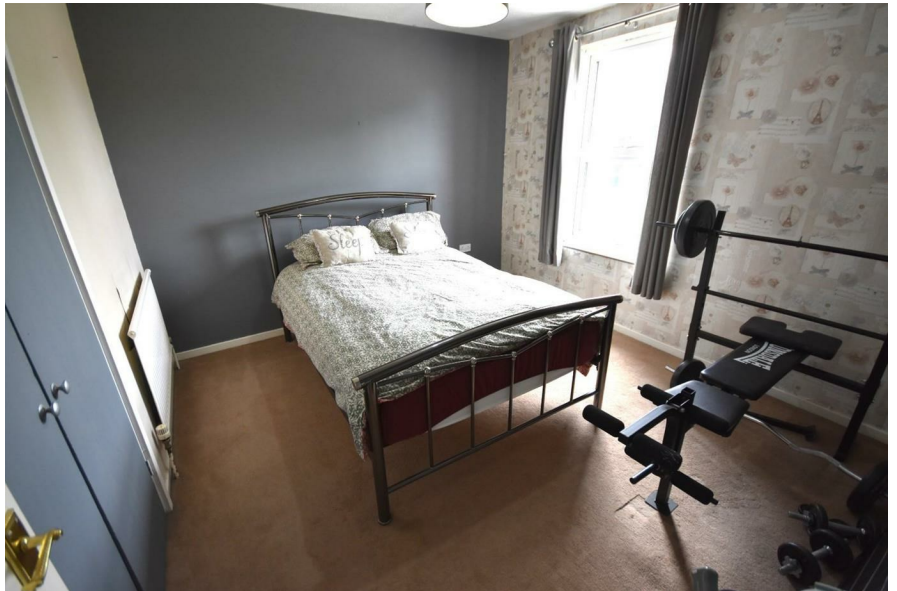
Double Bedroom with fitted robes and wall storage.



BEDROOM TWO

11'1 x 10'6 (3.38m x 3.20m)

Double Bedroom with integral double robe.



BEDROOM THREE

9'1 x 7'11 (2.77m x 2.41m)

Single Bedroom currently being used for storage.

SHOWER ROOM

6'4 x 5'7 (1.93m x 1.70m)

Three piece suite with large corner shower cubicle.



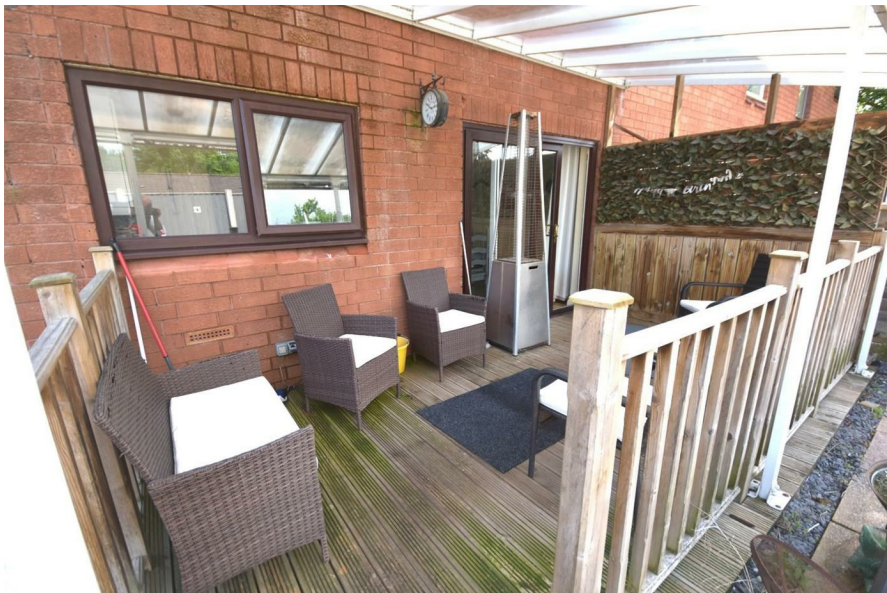
GARDEN

Maintenance free rear Garden with Timber terrace area and canopy.



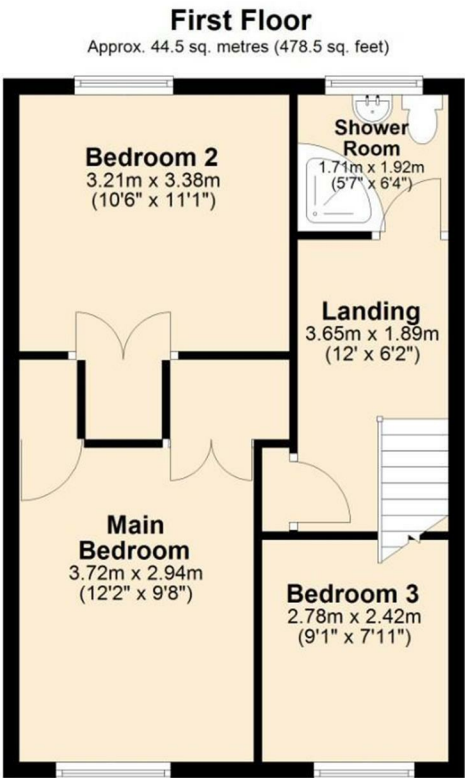
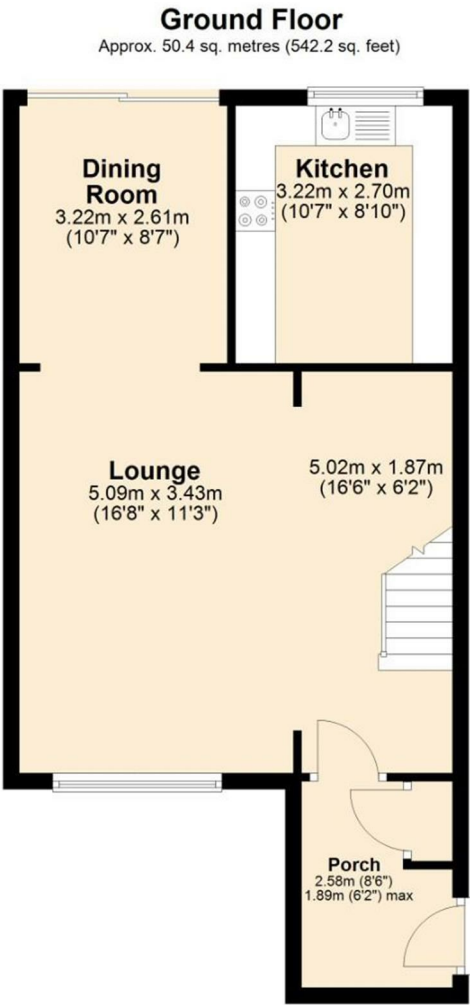
TERRACE AREA

Timber decking and canopy.



SURROUNDING AREA







Total area: approx. 94.8 sq. metres (1020.8 sq. feet)



Energy Efficiency Rating

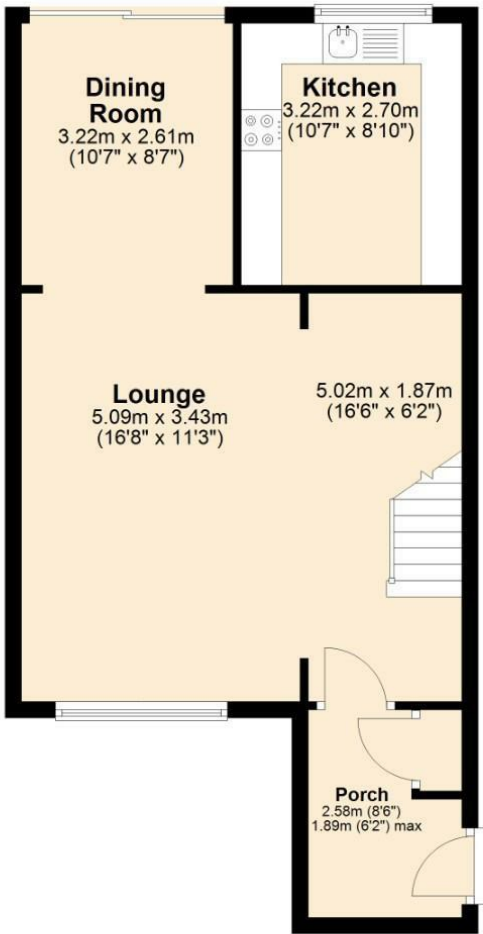
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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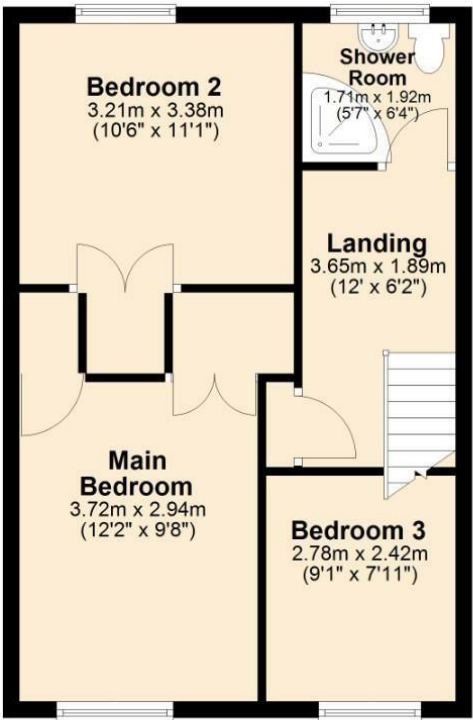
Ground Floor

Approx. 50.4 sq. metres (542.2 sq. feet)

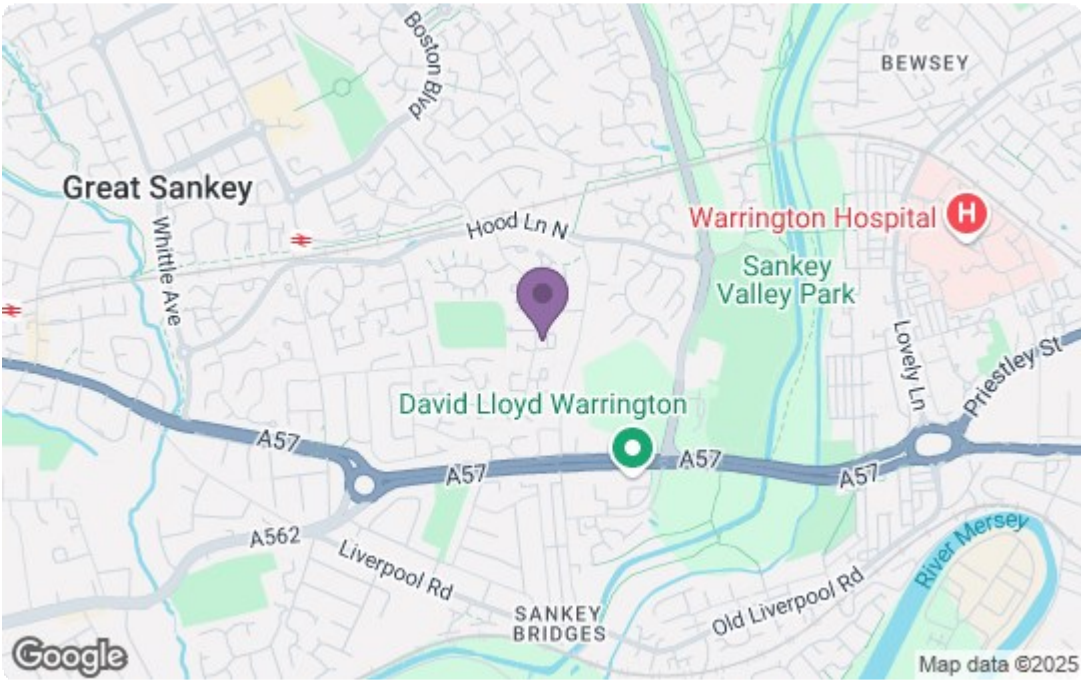


First Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.8 sq. feet)



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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.