



12 Cleveleys Road  
Great Sankey, WA5 2SR

Offers In Excess Of  
£220,000

Updating Required. ENORMOUS Plot. Potential to EXTEND. Semi Detached. THREE Bedrooms. LARGE Conservatory. NO UPWARD CHAIN. Proceedable Enquiries. 999 years Leasehold. DETACHED Single GARAGE.

Halton Kelly are pleased to offer for purchase this Three Bedroom Family House with a Detached Single Garage located in a cul de sac. In need of modernisation this property offers excellent potential to anyone who wants to put their own stamp on it. Set in an enormous plot it is laid out as follows, Entrance Porch, Through Hallway, Lounge with archway to Dining Room with sliding doors to a great sized Conservatory with radiators, Galley Kitchen, Landing, Three Bedrooms and Bathroom.

Outside is driveway parking for several vehicles to a detached single Garage. The rear Garden is secluded and again a good size.

Please call the Office for further information and viewing arrangements.

### ENTRANCE PORCH

Porch with separate door to Hallway.



### HALLWAY

9'8 x 5'1 (2.95m x 1.55m)

Access to stair well, Lounge and Kitchen.



### LOUNGE

11'10 x 9'6 (3.61m x 2.90m)

Gas fire to surround and archway to Dining Room



### DINING ROOM

10'5 x 9'11 (3.18m x 3.02m)

Sliding patio doors to the Conservatory.



**CONSERVATORY**

17'3 x 12'5 (5.26m x 3.78m)

A full width 'L' shaped Conservatory with two radiators and double opening doors to the rear Garden.

**KITCHEN**

9'11 x 6'5 (3.02m x 1.96m)

Galley Kitchen fitted with wall and base units, 1.5 bowl drainer, single electric oven, electric hob with overhead extractor, space for larder style fridge freezer and plumbing for washing machine.

**LANDING**

Access to Bedrooms and Bathroom.

**MAIN BEDROOM**

12'4 x 11'10 (3.76m x 3.61m)  
Double Bedroom.

**BEDROOM TWO**

11'10 x 9'10 (3.61m x 3.00m)

**BEDROOM THREE**

6'6 x 6'2 (1.98m x 1.88m)  
Single Bedroom.

**BATHROOM**

6'6 x 5'6 (1.98m x 1.68m)  
Three piece bath suite.



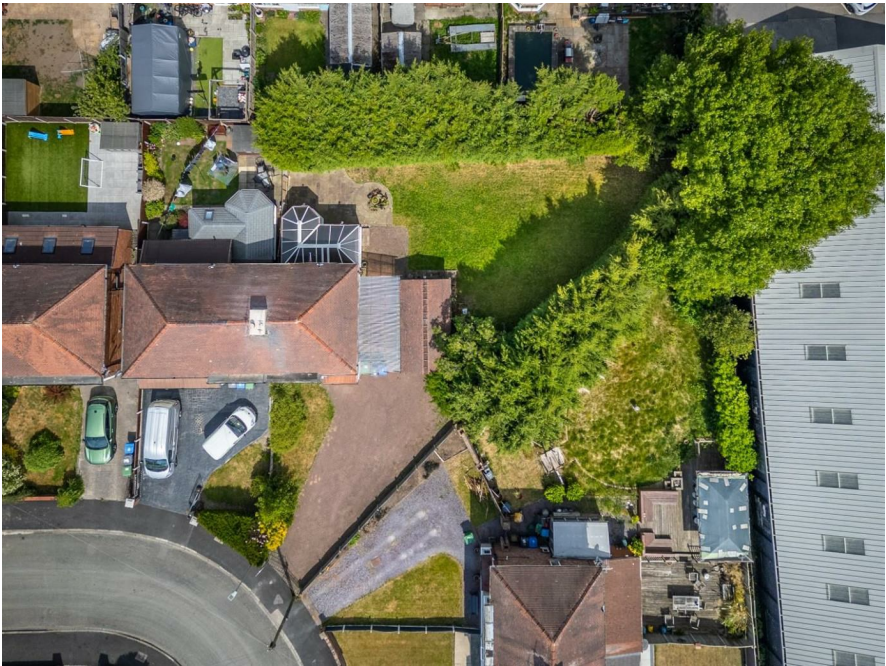
**GARDEN**

Secluded rear Garden mainly to lawn





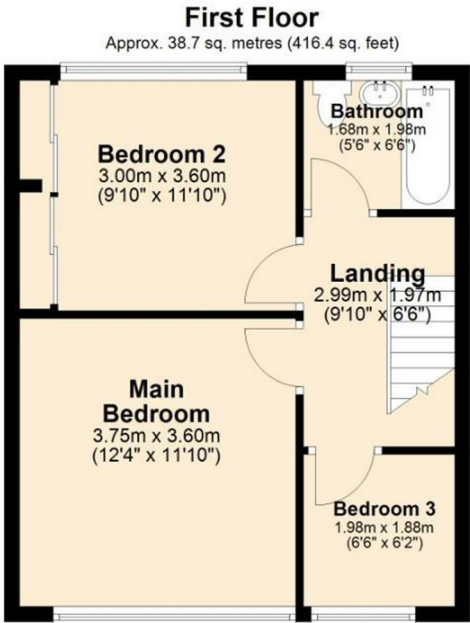
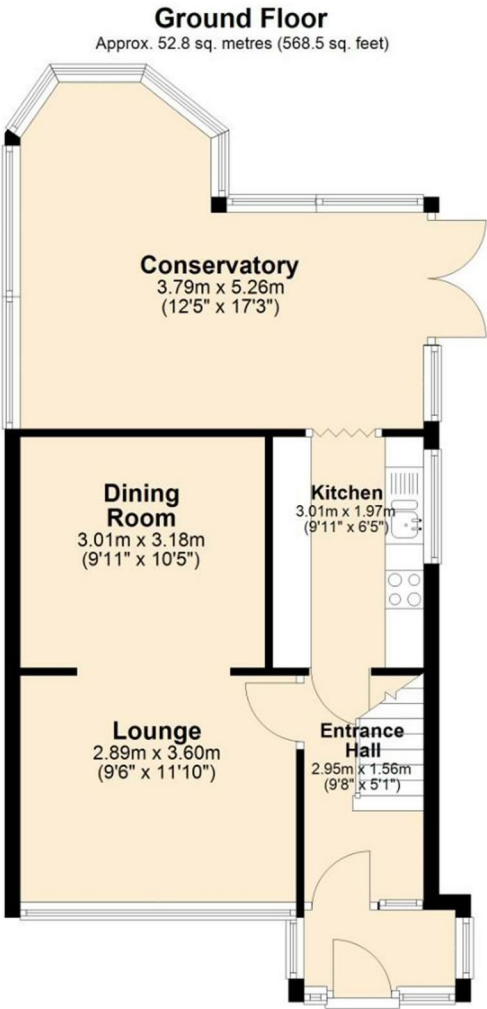
AERIAL VIEW



AERIAL VIEW OF ESTATE

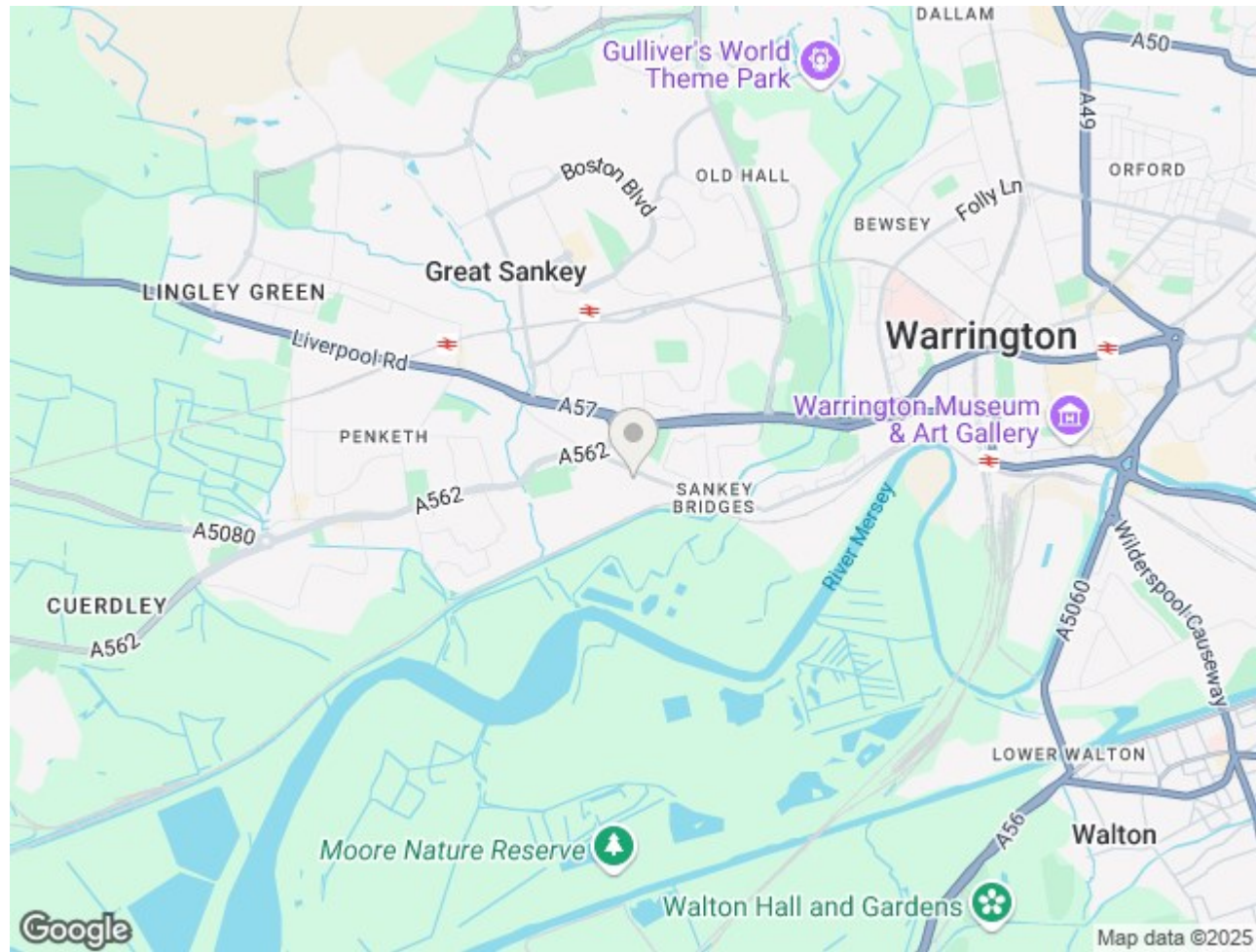


AERIAL VIEW OF AREA




Total area: approx. 91.5 sq. metres (984.8 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 	

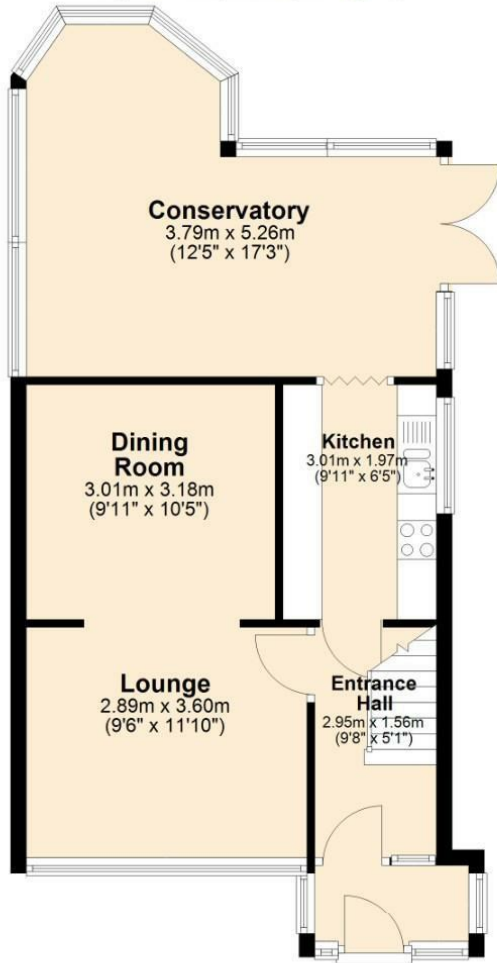
Environmental Impact (CO<sub>2</sub>) Rating

	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 	



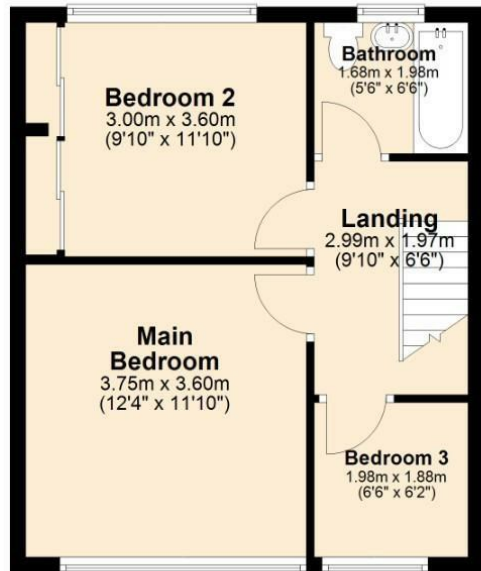
Ground Floor

Approx. 52.8 sq. metres (568.5 sq. feet)

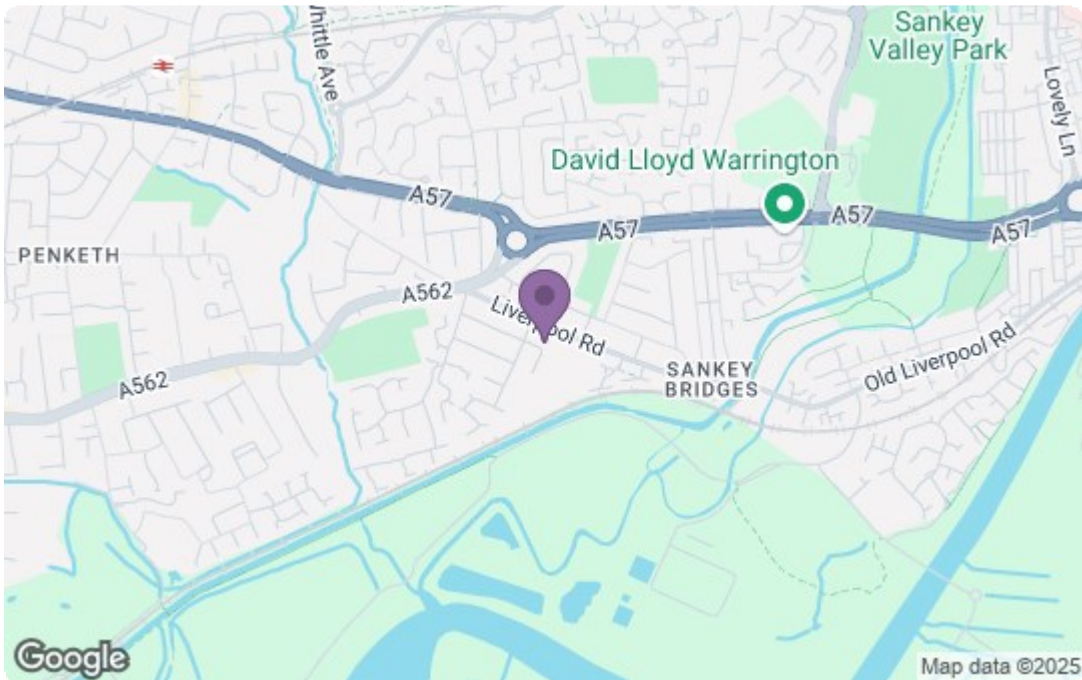


First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 91.5 sq. metres (984.8 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 CO <sub>2</sub> 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 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.