



## 4 Tenby Close Callands, Warrington WA5 9SG

Offers Around  
£209,000

SEMI Detached House. TWO Bedrooms. Extremely WELL PRESENTED. Freehold Title. ENCLOSED Parking. IDEAL First Purchase. CUL DE SAC Position. Gas Central Heating.

Halton Kelly are pleased to offer for purchase this very well presented Semi Detached House which is a credit to the current owners. We are advised by the vendors it is Freehold Title and benefits from a new Shower room, Maintenance Free Side Gate, Interior Doors and Facias, the Boiler is also serviced annually. Briefly laid out as follows, Entrance Hall, Lounge with open Stair Well, fitted Kitchen, Landing, two Bedrooms and Shower Room.

Outside to the front is a good sized Driveway leading to Maintenance Free Gates. The rear Garden is well fenced with lawn and patio area, to the side of the property is further parking/storage area.

Please call the Office for further details and viewing arrangements.

**ENTRANCE HALL**

With effect flooring and access to the Lounge.





**LOUNGE**

13'10 x 11'11 (4.22m x 3.63m)  
A bright room with wood effect flooring and open Stair Case.































































































































































































































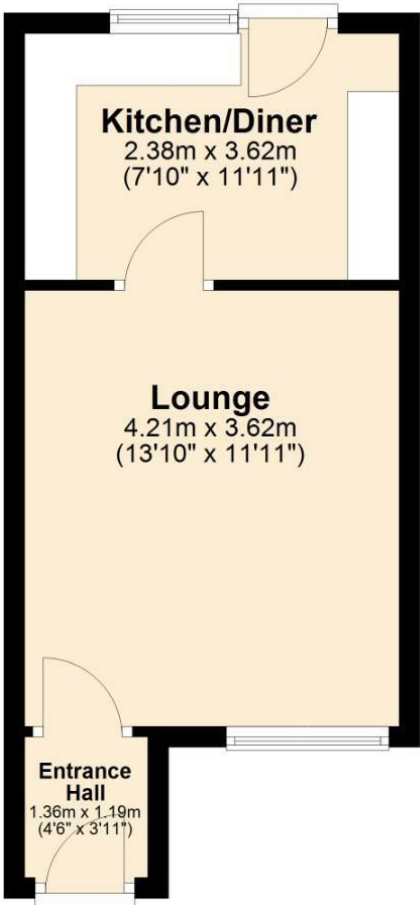






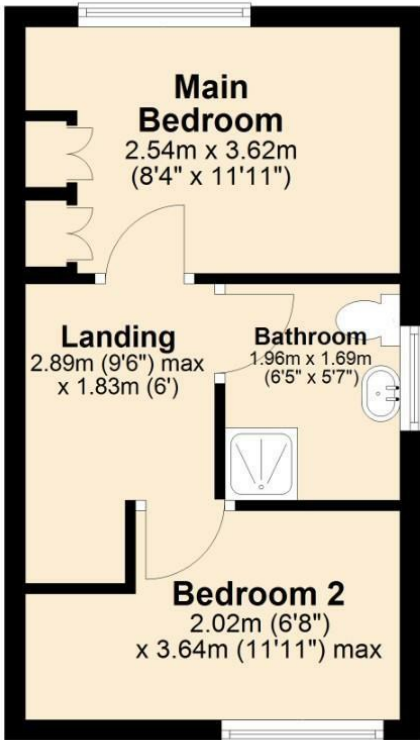
Ground Floor

Approx. 26.0 sq. metres (279.4 sq. feet)

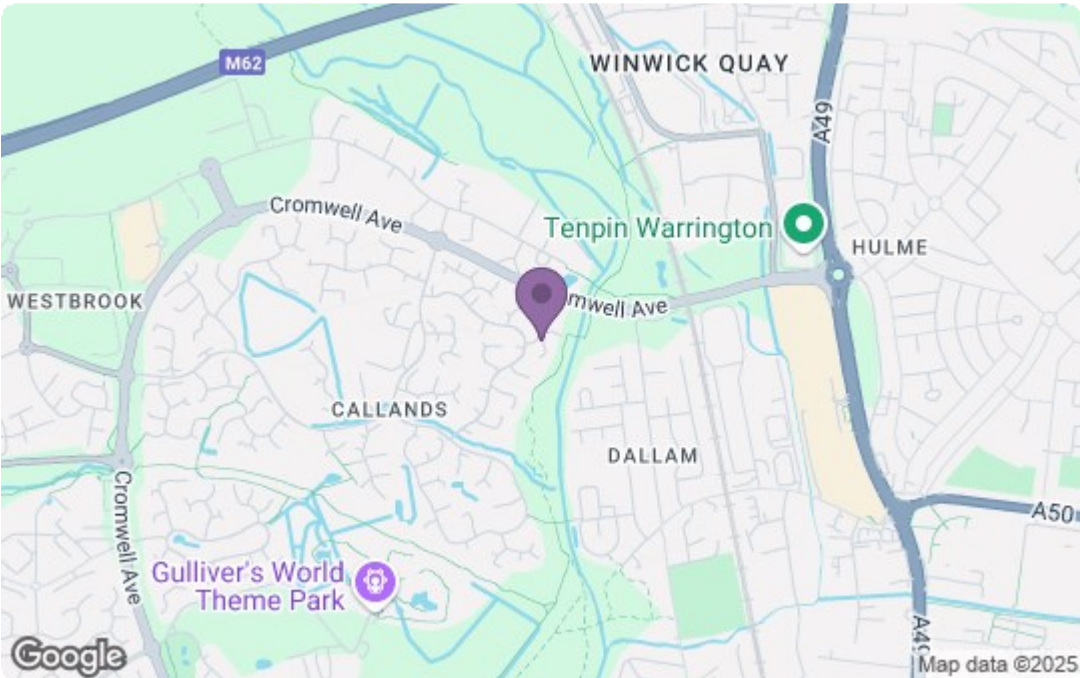


First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 50.6 sq. metres (544.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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.