HALTON KELLY

INDEPENDENT PROPERTY SERVICES

21 Delta Crescent
Westbrook, Warrington. WA5 8AW

Offers In The Region Of £450,000

STUNNING Detached House, FOUR Double Bedrooms, BESPOKE En-suite, FABULOUS Landscaped Garden, SHOW HOME Interior, FREEHOLD Title, TURN KEY Family Home, WOODLAND Outlook, NEW Seddon Home 2020, DONT MISS THIS!!!!

This beautiful four bedroom detached family home is a credit to its current owners, being decorated to a high standard along with a gorgeous landscaped garden and Woodland views to the front, viewers will not be disappointed. We are advised by our clients it is Freehold Title with an annual Maintenance Fee for communal areas of £120.

Briefly comprising Entrance Hall, Ground Floor W.C., Family Lounge, Fabulous fully fitted Kitchen with breakfast bar and open plan family area along with bifold patio doors, Landing, Master Bedroom with recently fitted En suite, Three further double bedrooms and a Family Bathroom.

To the outside there is excellent parking to the front with electric car charging point and the rear garden is professionally landscaped. There is access to both sides of the property and a well fenced boundary.

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ENTRANCE HALLWAY
UPVC Double glazed front door, laminate flooring, panelled walls and central heating radiator.

DOWNSTAIRS WC
UPVC double glazed window to the front elevation, laminate floor, central heating radiator, low level WC and wall mounted sink.

LOUNGE

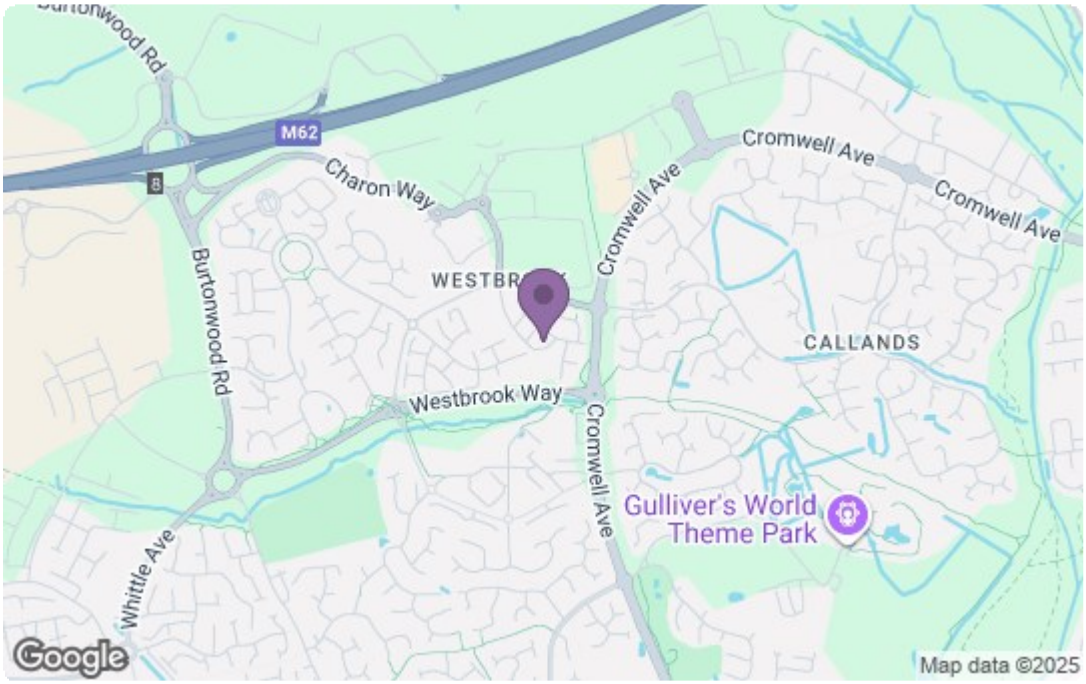
UPVC Double glazed window to the front elevation, central heating radiator and feature panelling.

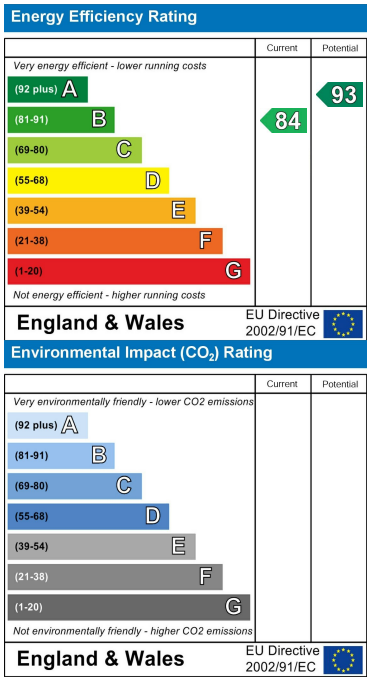
Ground floor

Lounge	11'4" x 14'10"
Kitchen/Family Area	29'10" x 9'11"
WC	3'6" x 6'6"
Garage	8'8" x 18'0"

First floor

Master Bedroom	12'4" x 11'2"
En Suite	8'3" x 4'7"
Bedroom 2	9'10" x 10'0"
Bedroom 3	11'4" x 9'0"
Bedroom 4	8'11" x 10'2"
Bathroom	6'11" x 6'6"





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.