HALTON KELLY

INDEPENDENT PROPERTY SERVICES

# 29 Vermont Close
# Gt Sankey, Warrington WA5 8WX

## Offers Around £344,950

DETACHED House. THREE Bedrooms. FREEHOLD Title. Rear WOODLAND. NOT Overlooked. EN SUITE Facilities. EXCELLENT Address. Single GARAGE. CONSERVATORY. Do NOT Miss This!!!

Halton Kelly are pleased to offer for purchase this modern Three Bedroom Detached Family Home which has a private rear aspect to Woodland and we are informed by the vendors that the property is Freehold Title.

Briefly laid out as following, Entrance Hallway, Ground Floor W.C., Dining Room, Family Lounge, fitted Breakfast Kitchen, Conservatory, Landing, Master Bedroom with En Suite, two further Bedrooms and Family Bathroom.

Outside to the front is excellent off road parking and single Garage. The rear Garden is laid to lawn with patios and mature borders.

Please call the Office for accompanied viewing arrangements.

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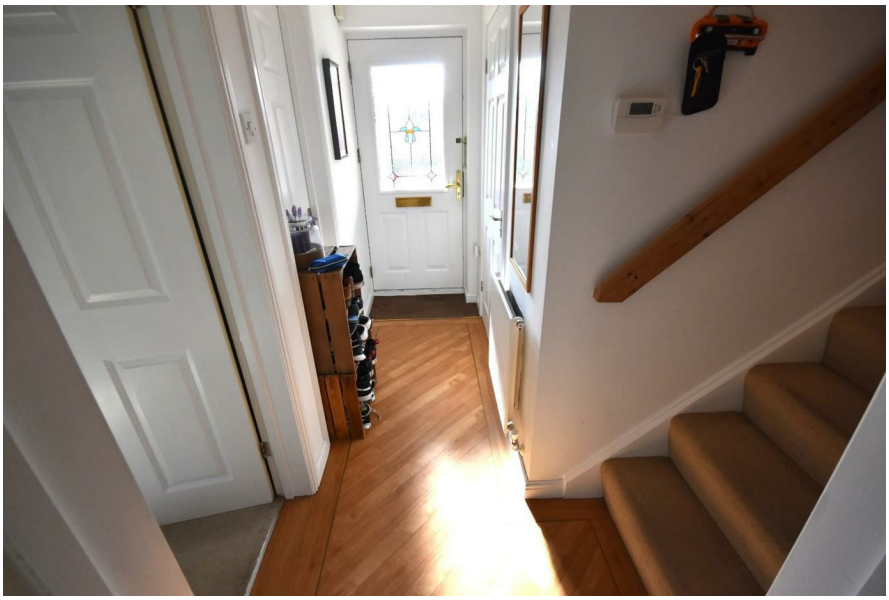
**ENTRANCE HALLWAY**
Access to the Ground Floor W.C. and stair well.



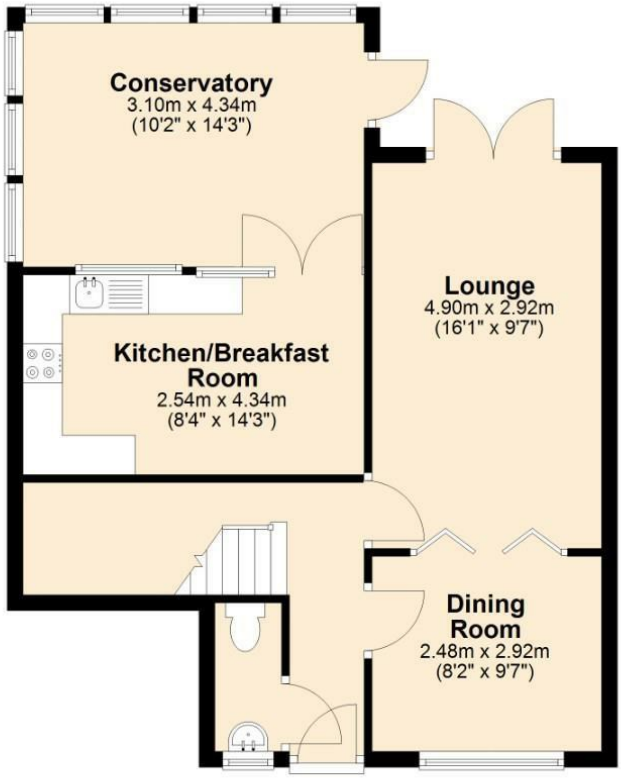
**GROUND FLOOR W.C.**
Two piece suite.

**DINING ROOM**
9'6" x 8'0" maximum (2.90m x 2.46m maximum)
Separate access door from the Entrance Hallway and has double opening doors to the Family Lounge.

**FAMILY LOUNGE**
16'9 x 9'6 (5.11m x 2.90m)
Situated at the rear of the property with double opening Patio doors to the Garden.

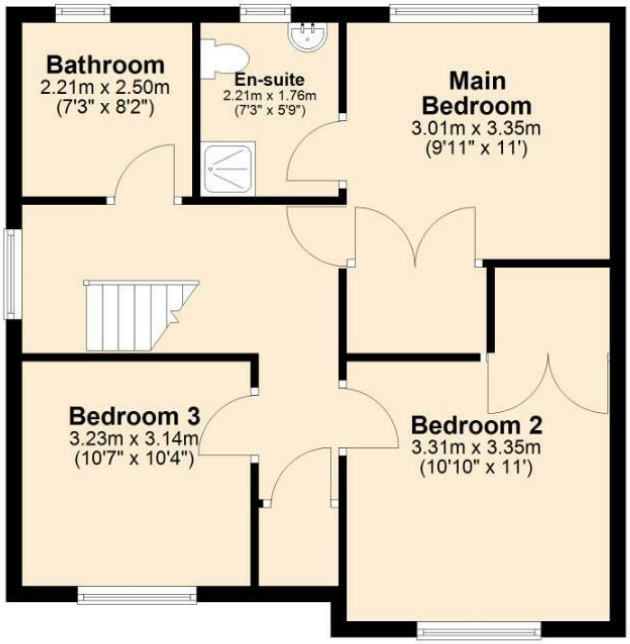
## Ground Floor

Approx. 57.9 sq. metres (623.4 sq. feet)

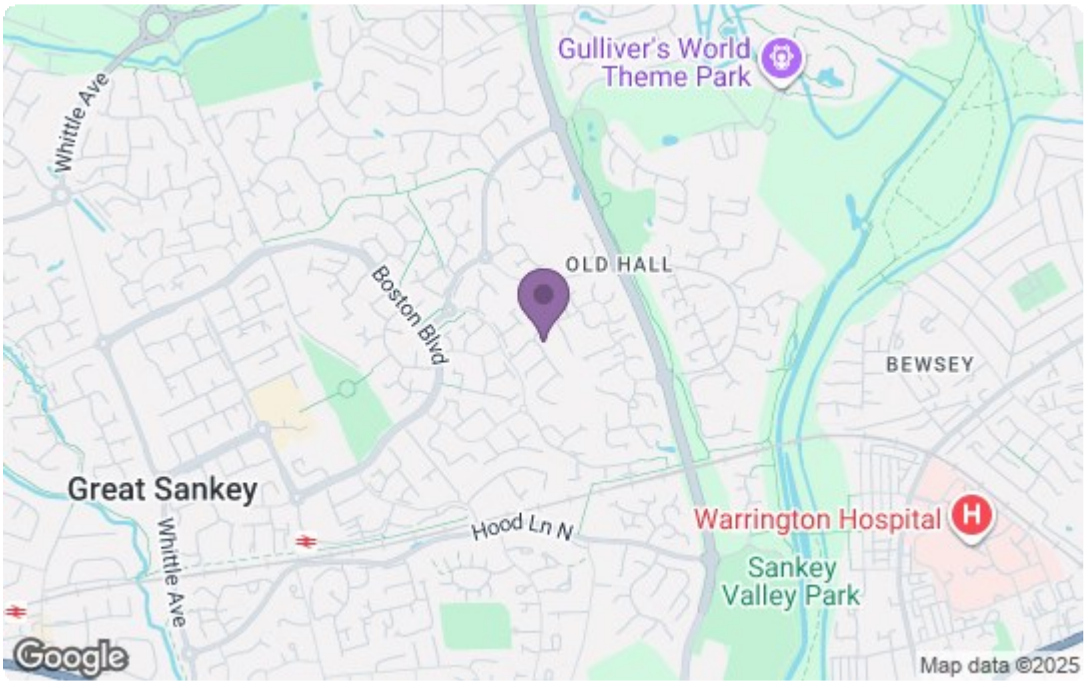


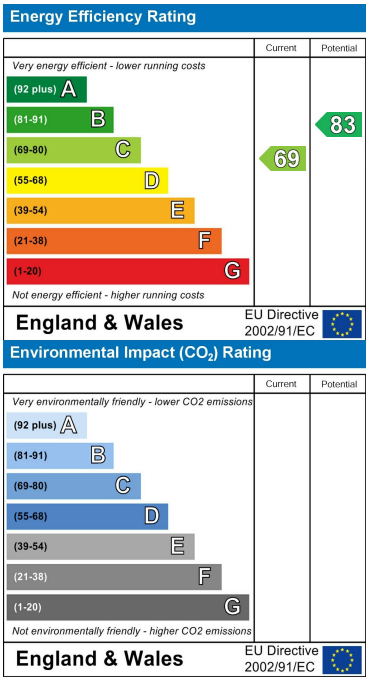

## First Floor

Approx. 57.6 sq. metres (620.4 sq. feet)




Total area: approx. 115.6 sq. metres (1243.8 sq. feet)




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.