



57 Castle Green  
Kingswood, Warrington WA5 7XB

Offers Around  
£520,000

STUNNING family home, LARGE rear EXTENSION, BESPOKE fitted kitchen, central island and breakfast bar, FREEHOLD Title, FIVE bedrooms, EN SUITE facilities, fitted robes, FAMILY room, DETACHED garage.

Halton Kelly are delighted to offer for sale, this five bedroom detached family home which has been superbly extended to the rear. Situated on an excellent plot, a rear garden which has the sun throughout most of the day, there are excellent gardens which extends behind the detached double garage. With UPVC double glazing, gas central heating, en suite facilities, five bedrooms and additional study/dressing area. The accommodation briefly comprises, entrance hall which provides separate access to both the lounge and kitchen, cloaks/w.c., family lounge, impressive kitchen/living space with a fabulous range of integrated NEFF appliances and granite work tops, dining room/snug, utility room, first floor landing providing access to four bedrooms and family bathroom, second floor landing providing access to fifth bedroom. Ample driveway parking for several vehicles, double garage and rear garden mainly to lawn with raised decking area. This is an exceptional home.

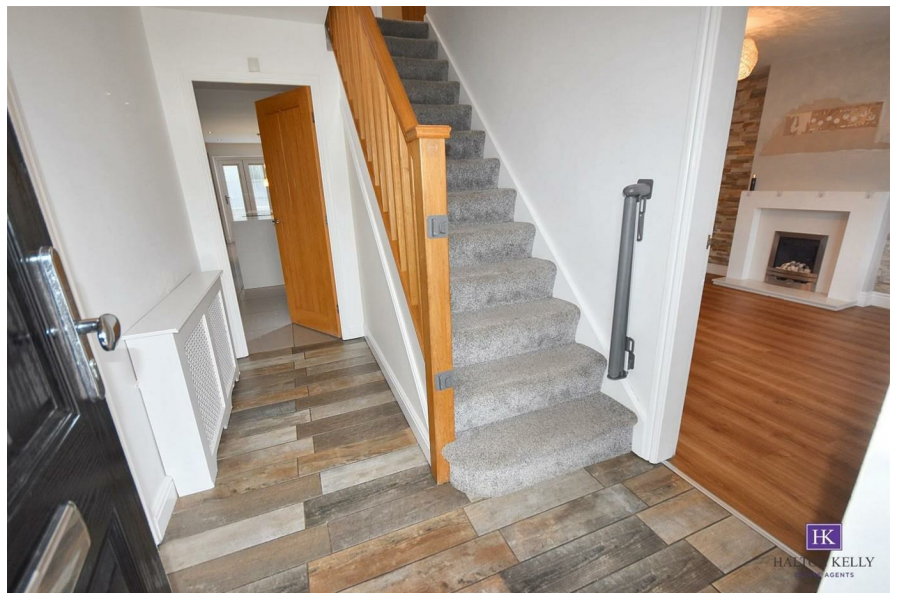
Floorplan to be added Monday.

Please call Halton Kelly for viewings.

**ENTRANCE HALLWAY**

11'2 x 6'8 (3.40m x 2.03m)

From UPVC external front door, separate access is gained to both the lounge, kitchen/living space and stair well leading to the first floor.

**GROUND FLOOR W.C.**

Two piece suite.





**FAMILY LOUNGE**

17'4" x 12' maximum (5.28m x 3.66m maximum)

Bay fronted family lounge with feature living flame gas fire to stone surround and Porcelanosa feature tiling to alcoves.

**SEPARATE DINING ROOM/SNUG**

12' x 8'4" (3.66m x 2.54m)

Porcelanosa feature tiled wall, opening through to the open plan kitchen/living space.



**OPEN PLAN KITCHEN/LIVING SPACE**

26' x 23'11 (7.92m x 7.29m)

Fabulous L shaped open plan kitchen and living space, featuring an impressive range of wall and base units with Neff appliances, central island with retractable extractor and induction hob, twin ovens, microwave and coffee maker, integrated dish washer, granite work tops, bi folding doors leading out to the rear garden, breakfast bar, Porcelanosa tiled floor, two sky lights and ceiling spot lights.



KITCHEN





**KITCHEN ALTERNATE ANGLE**



**LIVING SPACE**

**UTILITY ROOM**

5'6 x 4'10 (1.68m x 1.47m)  
With fitted units, granite work top and  
Porcelanosa tiled floor.



**FIRST FLOOR LANDING**

Cylinder/airing cupboard and inset spot lighting.



**MASTER BEDROOM**  
13'4 x 12' (4.06m x 3.66m)  
Double bedroom with fitted robes and archway to en suite.





**EN SUITE**

Access via a walk-through entrance with overhead arch and side over stairs storage cupboard, ceiling spot lights, Three piece suite with shower cubicle.



**BEDROOM TWO**

11'20 x 9'9 (3.35m x 2.97m)

Double bedroom.



**BEDROOM THREE**

12'9 x 8'6 (3.89m x 2.59m)

Double bedroom.





**BEDROOM FOUR**

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

Single bedroom.



**FAMILY BATHROOM**

Three piece suite with shower over bath and twin basin vanity unit.



**SECOND FLOOR LANDING**

Access to fifth bedroom/games room.



**BEDROOM FIVE/GAMES ROOM**

21' x 11'10 (6.40m x 3.61m)

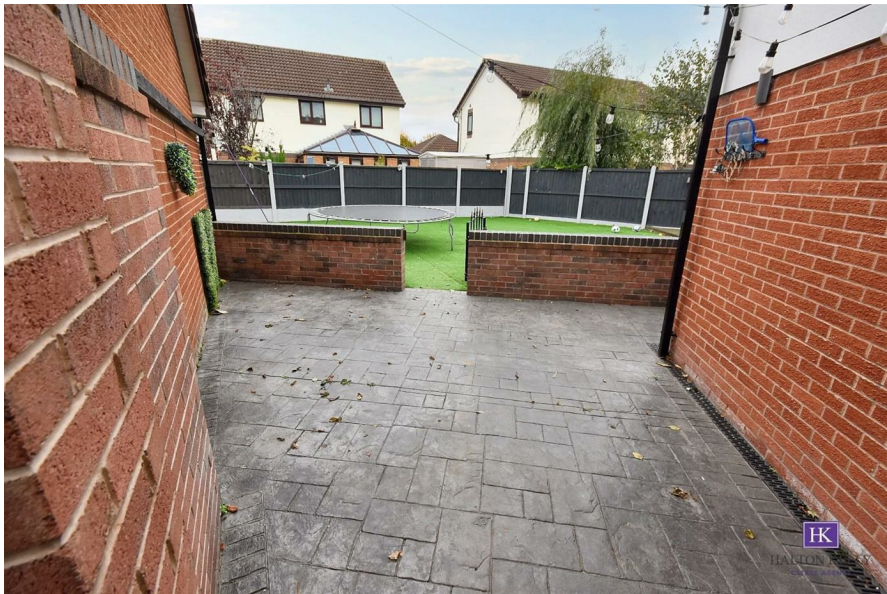
Fabulous fifth bedroom/games room with sky lights and ceiling spot lights.





**GARDEN**

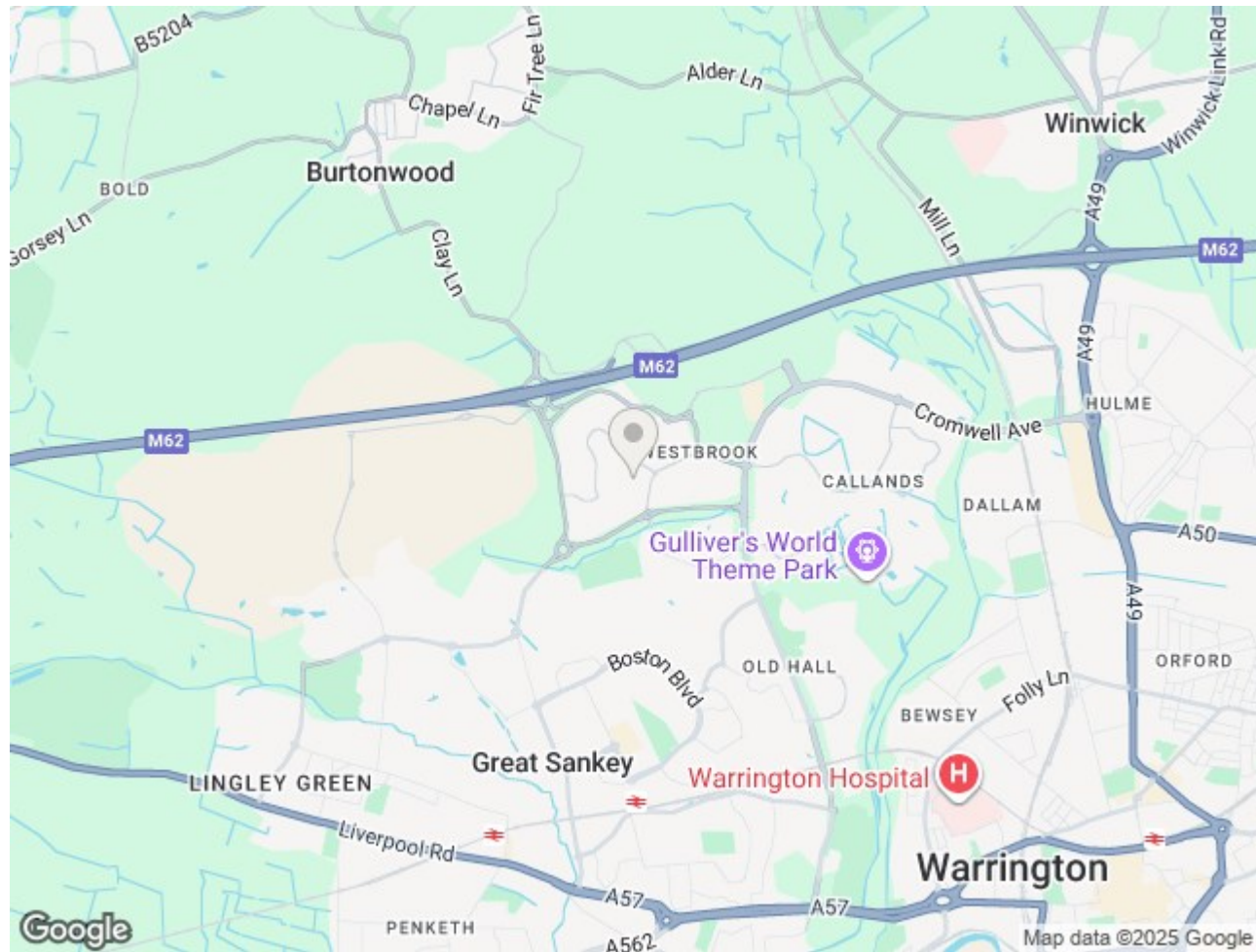
Artificial lawn with two raised decking area and with the added benefit of sun for most of the day.




**DETACHED DOUBLE GARAGE**




**BLOCK PAVED DRIVEWAY**  
**FRONT GATES TO PROPERTY**



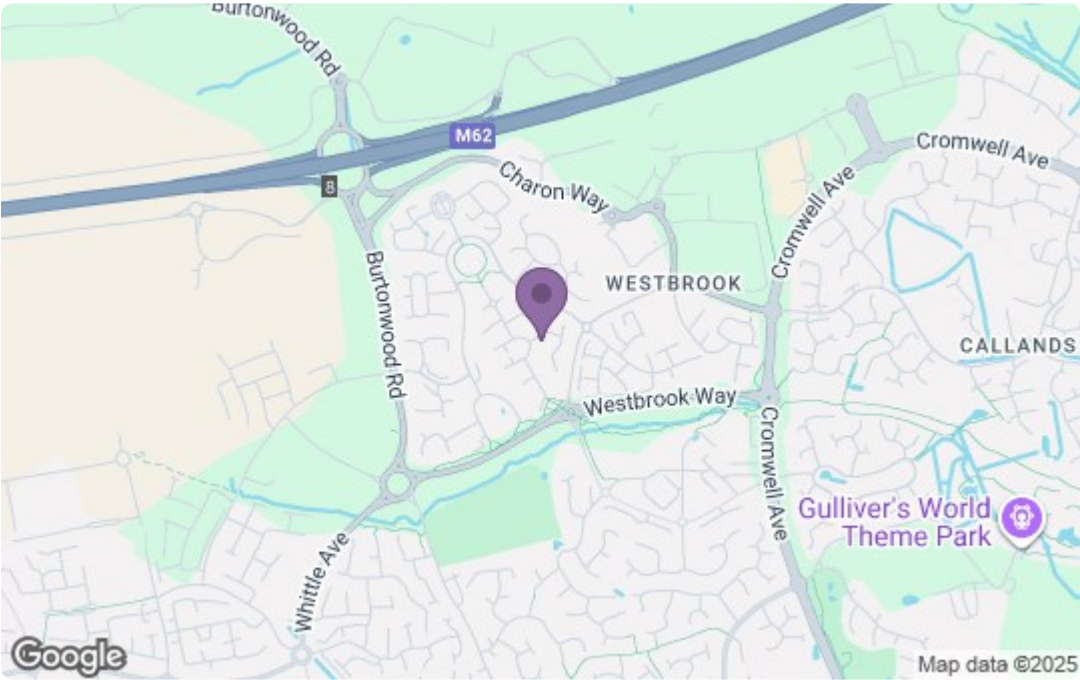
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(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		
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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.