

HALTON KELLY
ESTATE AGENTS

33 Elmsett Close
Great Sankey, WA5 3RX

Offers In The Region Of
£308,950

SEMI DETACHED HOUSE, EXCELLENT GARAGE CONVERSION, OPEN PLAN KITCHEN, THREE BEDROOMS. EN-SUITE FACILITIES, BLOCK PAVED PARKING, FREEHOLD TITLE, FULLY FITTED KITCHEN, UPVC DOUBLE GLAZED, RING FOR FURTHER INFO.

Located in the heart of Elmsett Close in Great Sankey, Warrington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for couples or small families. The layout includes a welcoming reception room, half of which is used as an office currently and two modern bathrooms.

The house is situated in a convenient area, close to local amenities and transport links. Great Sankey is known for its friendly community and excellent schools, making it an attractive location for families.

ENTRANCE HALLWAY

UPVC double glazed door, laminate flooring and central heating radiator.

LOUNGE/DINER

UPVC double glazed window of the front elevation, laminate flooring, feature electric fire, central heating radiator, archway to dining area with UPVC double glazed window and central heating radiator.



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KITCHEN/DINER

Fitted with a range of wall and base mounted cupboards with ceramic butcher block style worksurface, integrated electric oven, gas hob with extractor over, dishwasher, space for washing machine, fridge freezer, tiled flooring, tiled splashbacks, single sink and drainer with mixer tap, two central heating radiators, UPVC double glazed windows to the front and rear elevations and UPVC double glazed door to the rear elevation.



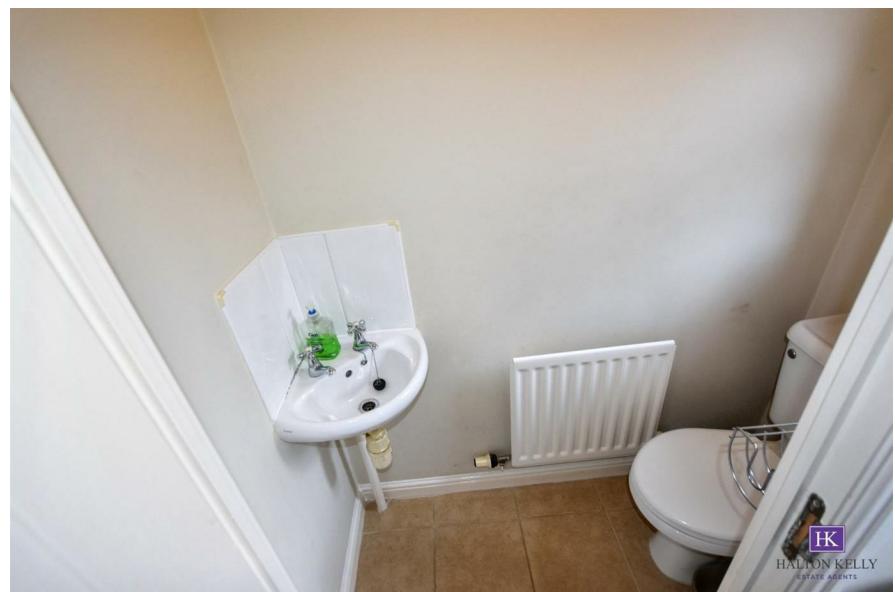
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WC

UPVC double glazed window to the rear elevation, low level WC, wall mounted sink, tiled flooring and central heating radiator.



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LANDING

Loft hatch.



MAIN BEDROOM

UPVC double glazed window to the front elevation, fitted wardrobes and central heating radiator.



EN-SUITE

UPVC double glazed window to the front elevation, vanity sink unit, low level WC, shower cubicle with mains shower and central heating radiator.

**BEDROOM TWO**

UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE

UPVC double glazed window to the rear elevation and central heating radiator.

**BATHROOM**

Fitted with a white three piece suite comprising low level WC, vanity sink unit, panelled bath with shower over, tiled flooring, central heating radiator, part tiled walls and UPVC double glazed window to the rear elevation.



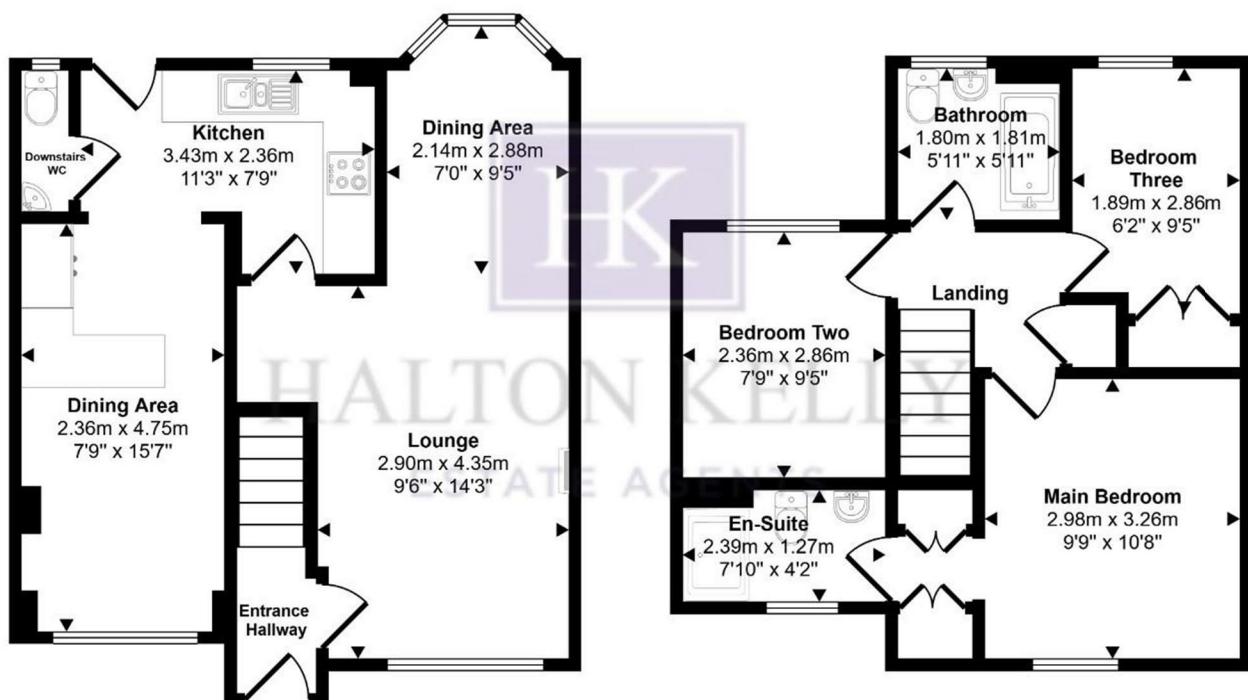
GARDEN

Raised lawned area with paved patio section for entertaining, mature shrubbery and gated access to the side.

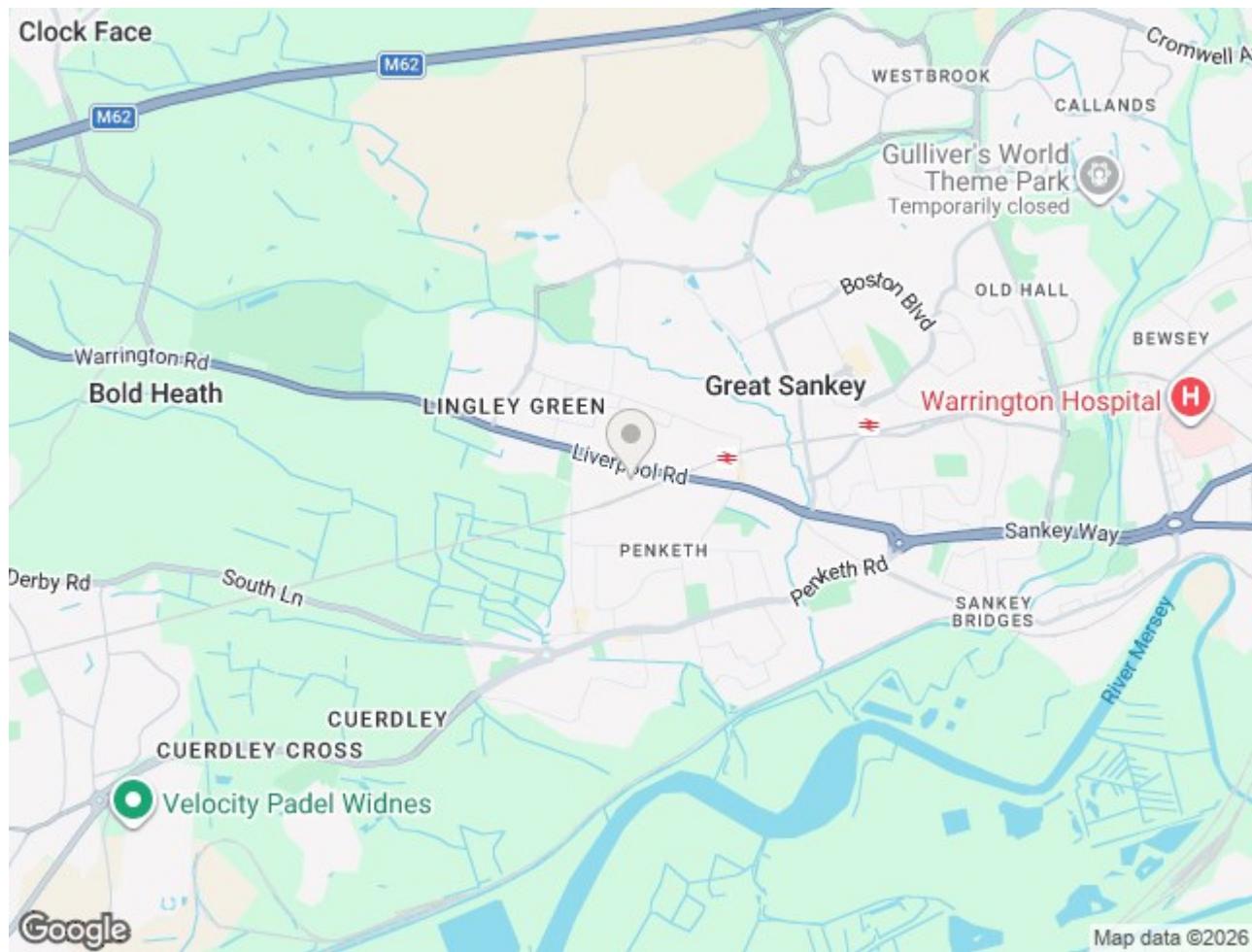
**OUTSIDE**

Block paving providing off road parking for two cars.

Approx Gross Internal Area
82 sq m / 884 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



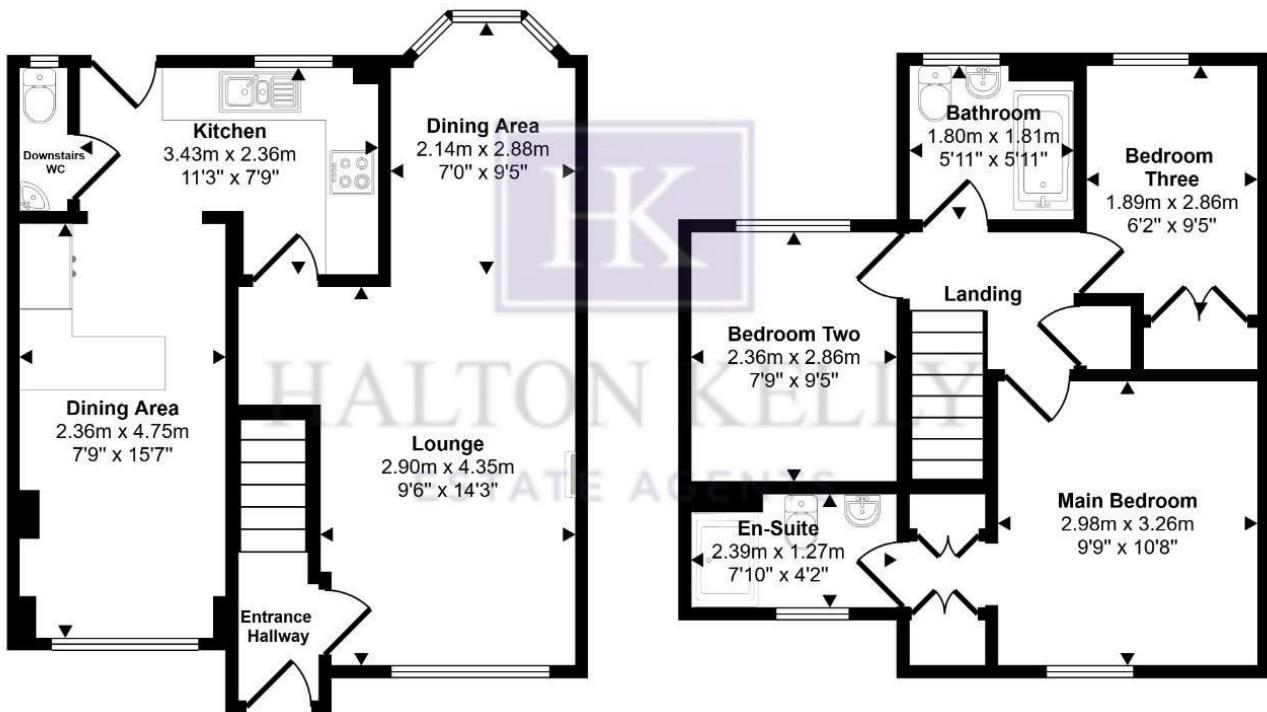
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
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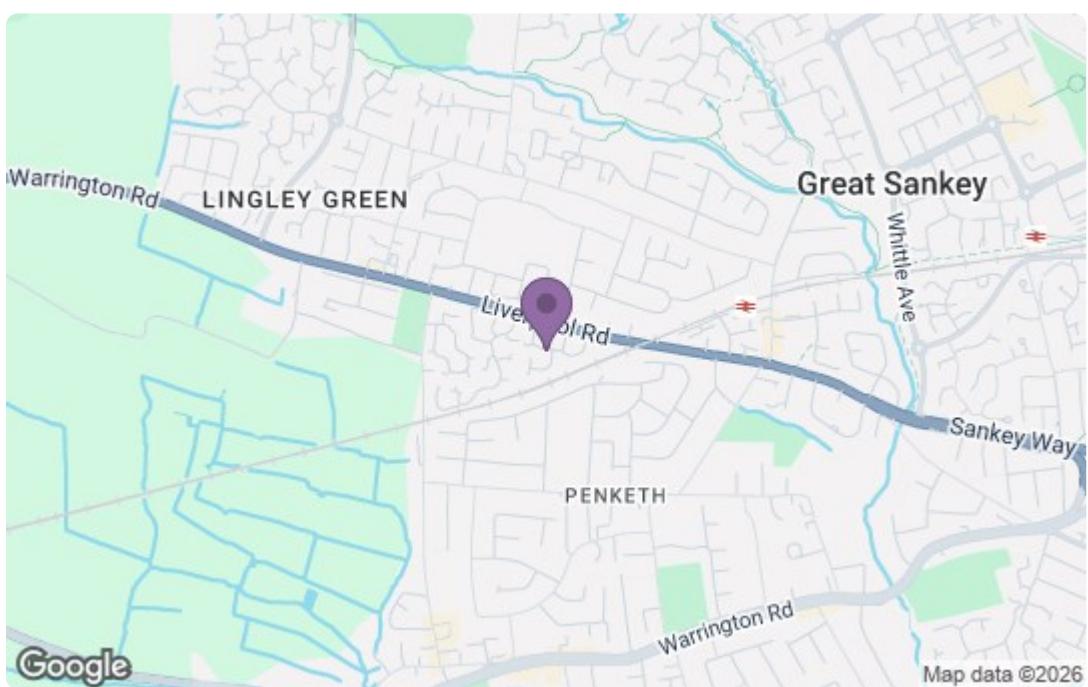
Ground Floor

Approx 44 sq m / 477 sq ft

First Floor

Approx 38 sq m / 407 sq ft

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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 firm's 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.