

HALTON KELLY  
ESTATE AGENTS

10 Woodhall Close  
Great Sankey, WA5 3QF

Offers In The Region Of  
£239,950

SEMI-DETACHED House, 2 BEDROOMS, Freehold TITLE, CUL DE SAC Location, rear NOT OVERLOOKED, DRIVEWAY PARKING, UPVC Double Glazed, EXCELLENT Plot, VACANT possession, DON'T MISS THIS!

Halton Kelly are pleased to offer for purchase this 2 bedroom semi-detached house which is very well presented throughout and is available with no upward chain.

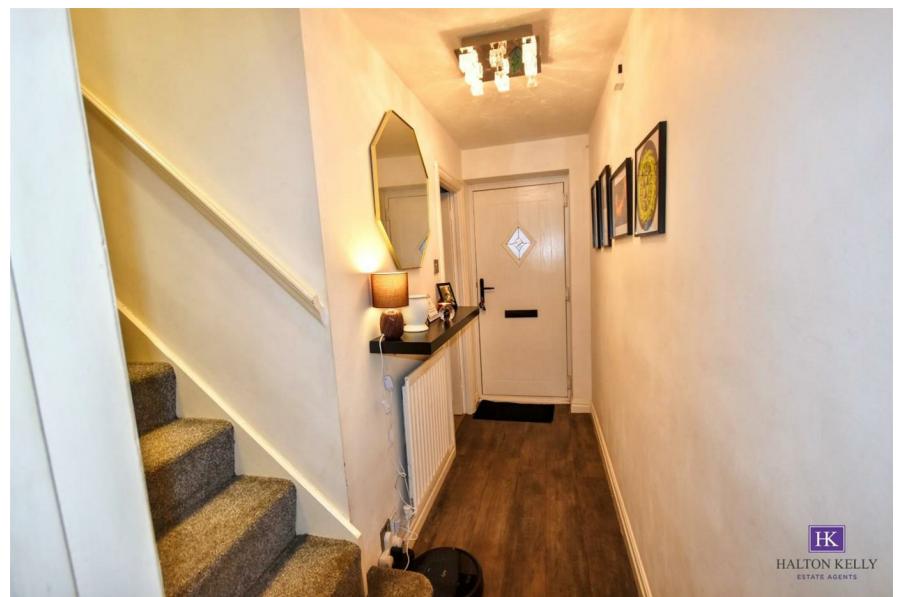
Briefly laid out as follows - entrance hall, fully fitted kitchen, attractive lounge with patio doors, landing, two excellent bedrooms and a family bathroom.

To the outside there are established gardens, excellent side drive way parking for 2 vehicles

With freehold title this property is situated in a spacious cul de sac. For further details, please contact the office.

### ENTRANCE HALLWAY

UPVC double glazed window to the front elevation, central heating radiator, laminate flooring and stairs to first floor.



**LOUNGE**

13'9 x 13'6 (4.19m x 4.11m)

UPVC double glazed window to the rear elevation, UPVC French doors, central heating radiator and electric fireplace.



**KITCHEN/DINER**

9'9 x 9'0 (2.97m x 2.74m)

Fitted with wall and base mounted units, integrated electric oven, stainless steel gas hob with extractor over, 1 and 1/2 bowl stainless steel sink unit, ceramic work surfaces, space for fridge freezer and washing machine, vinyl flooring, central heating radiator and UPVC double glazed window to the front elevation.



**LANDING**

Loft access.



**BEDROOM ONE**

13'8 x 9'1 (4.17m x 2.77m)

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



**BEDROOM TWO**

7'5 x 9'11 (2.26m x 3.02m)

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

**BATHROOM**

5'11 x 5'3 (1.80m x 1.60m)

Fully tiled with white three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and vinyl flooring.



**GARDEN**

The rear garden is predominantly laid to lawn with patio area, gravelled section, aviary and storage shed whilst the front is a shared lawned area and pathway to the front door.



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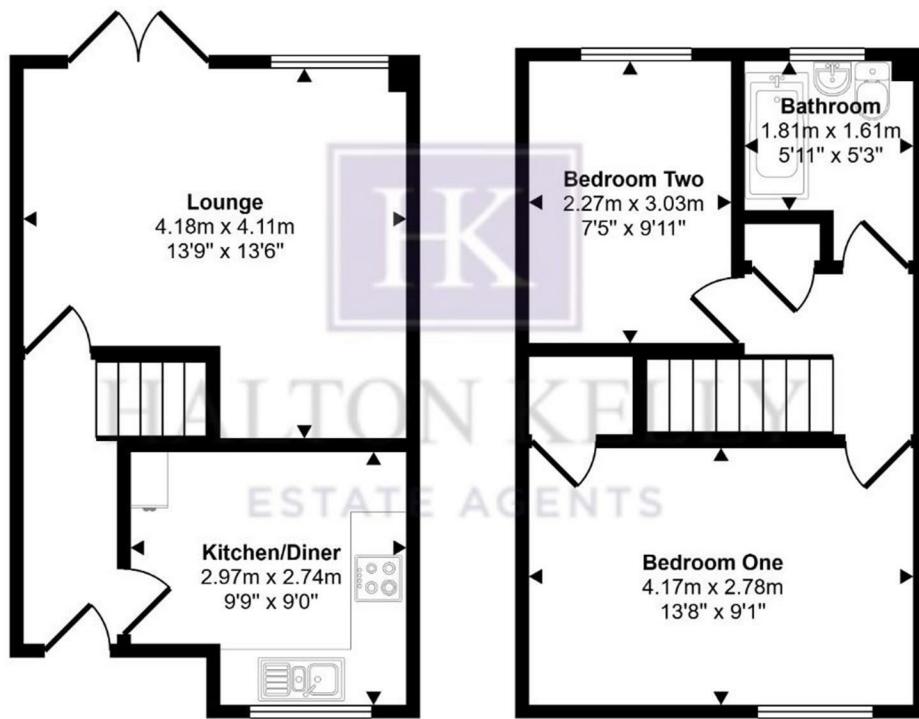
**OUTSIDE**

Driveway parking is available to the front and will stand two cars.

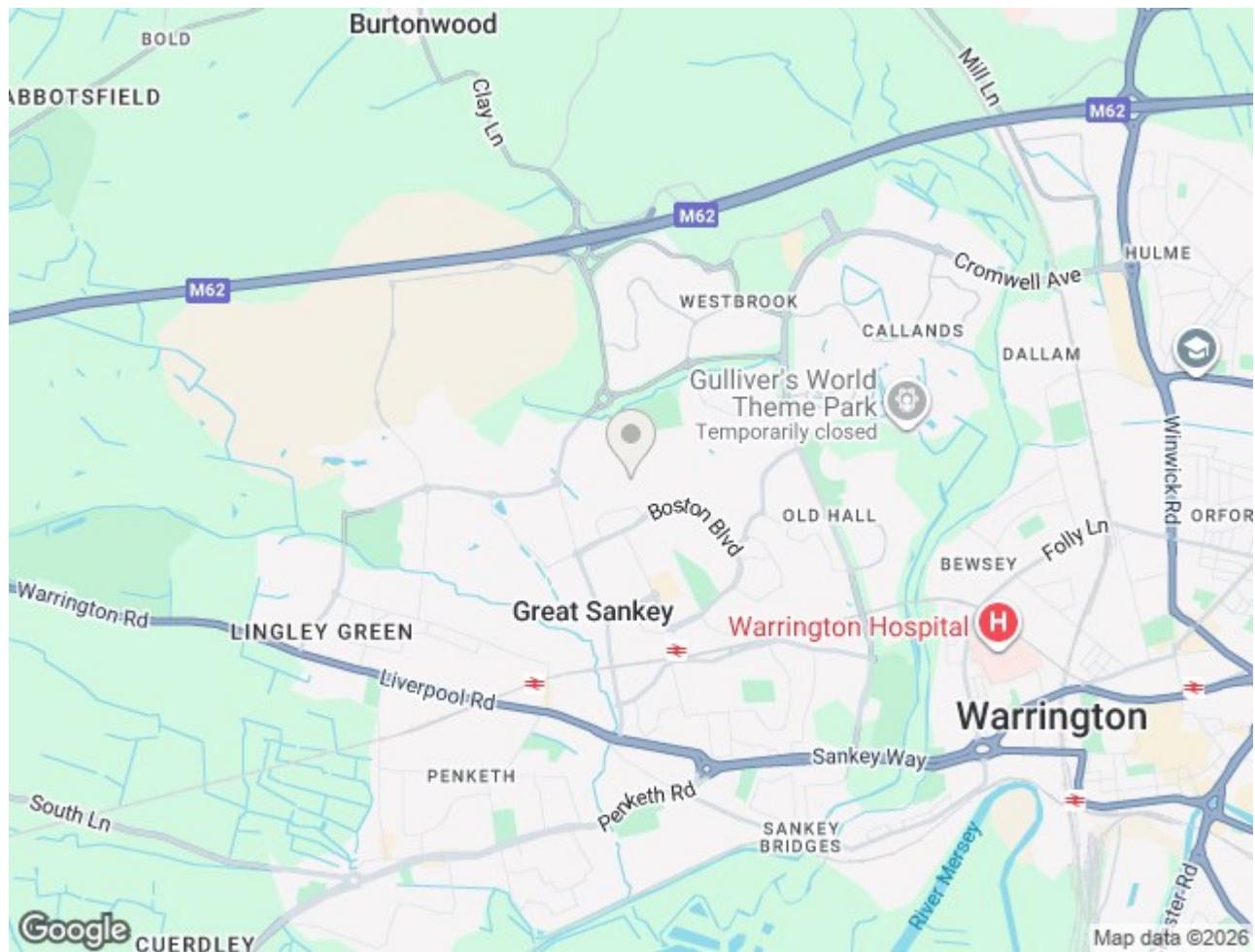


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Approx Gross Internal Area  
57 sq m / 610 sq ft



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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
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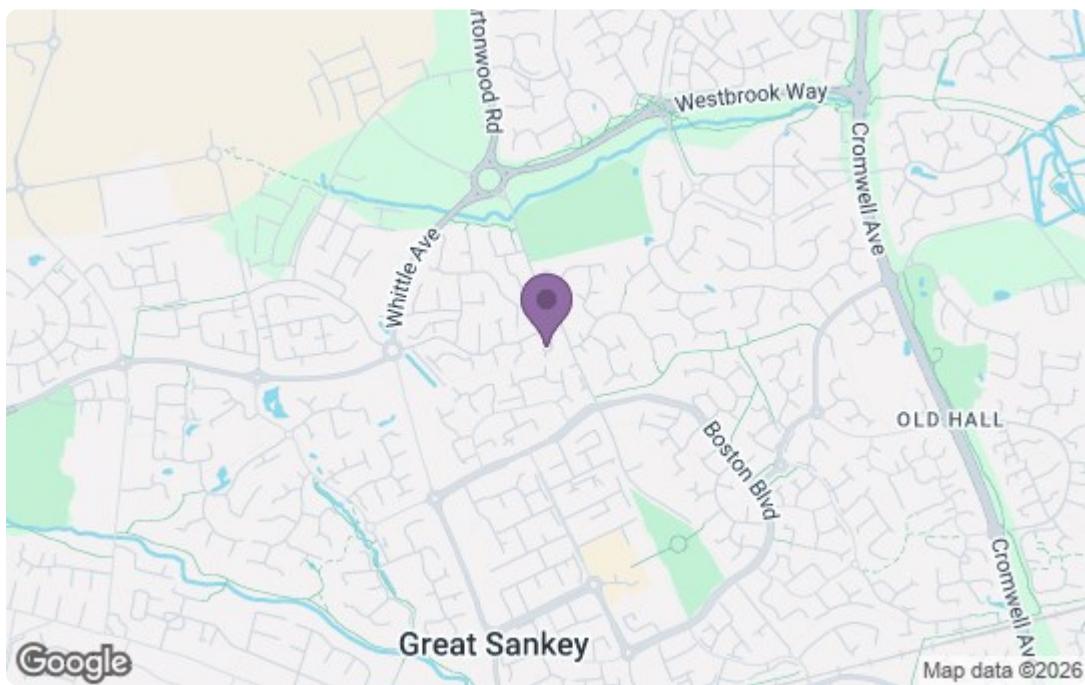
### Ground Floor

Approx 27 sq m / 295 sq ft

### First Floor

Approx 29 sq m / 315 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 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.