



**107 Malvern Close  
Great Sankey, Cheshire WA5 3QA**

**Offers In The Region Of  
£219,950**

Modern SEMI-DETACHED House, 2 BEDROOMS, Freehold TITLE, CUL DE SAC Location, DRIVEWAY PARKING, UPVC Double Glazed, PERFECT FIRST HOME or BTL, VACANT possession.

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

Briefly laid out as follows - entrance hallway, attractive lounge, dining area, fitted kitchen, landing, two bedrooms and a modern 3-piece family bathroom.

To the outside there are established gardens, excellent driveway parking for 3 vehicles.

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

ENTRANCE HALLWAY



LOUNGE  
12'11 x 12'10 (3.94m x 3.91m)





**KITCHEN**

5'10 x 8'0 (1.78m x 2.44m)



**DINING AREA**

6'8 x 8'1 (2.03m x 2.46m)



LANDING



BEDROOM ONE  
9'1 x 11'5 (2.77m x 3.48m)





## DRESSING AREA



## BEDROOM TWO

6'2 x 9'7 (1.88m x 2.92m)

## BATHROOM

6'4 x 5'4 (1.93m x 1.63m)

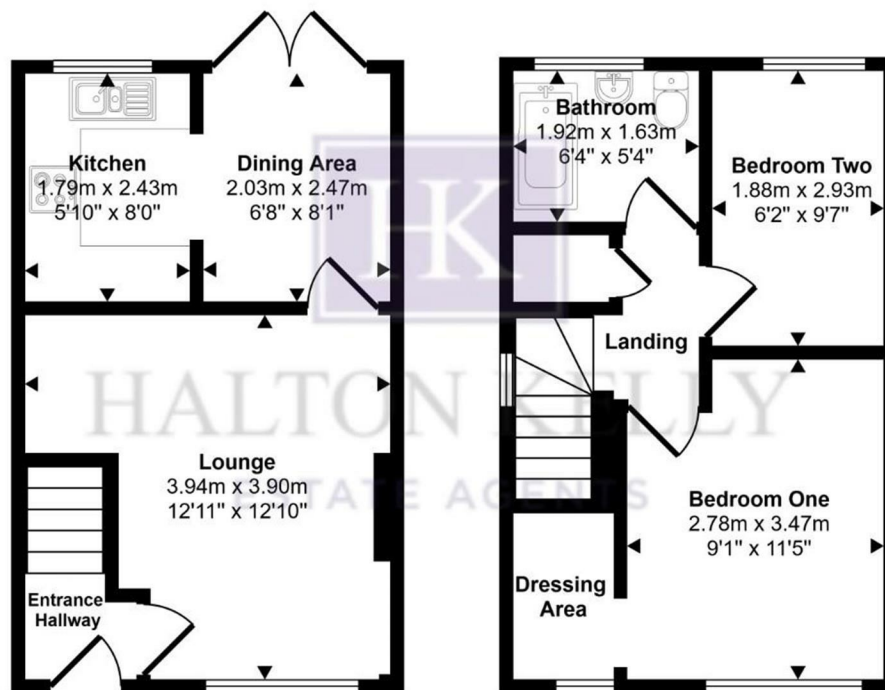


## GARDEN



## OUTSIDE

**Approx Gross Internal Area**  
52 sq m / 555 sq ft





Ground Floor  
Approx 26 sq m / 278 sq ft

**First Floor**  
**Approx 26 sq m / 277 sq ft**

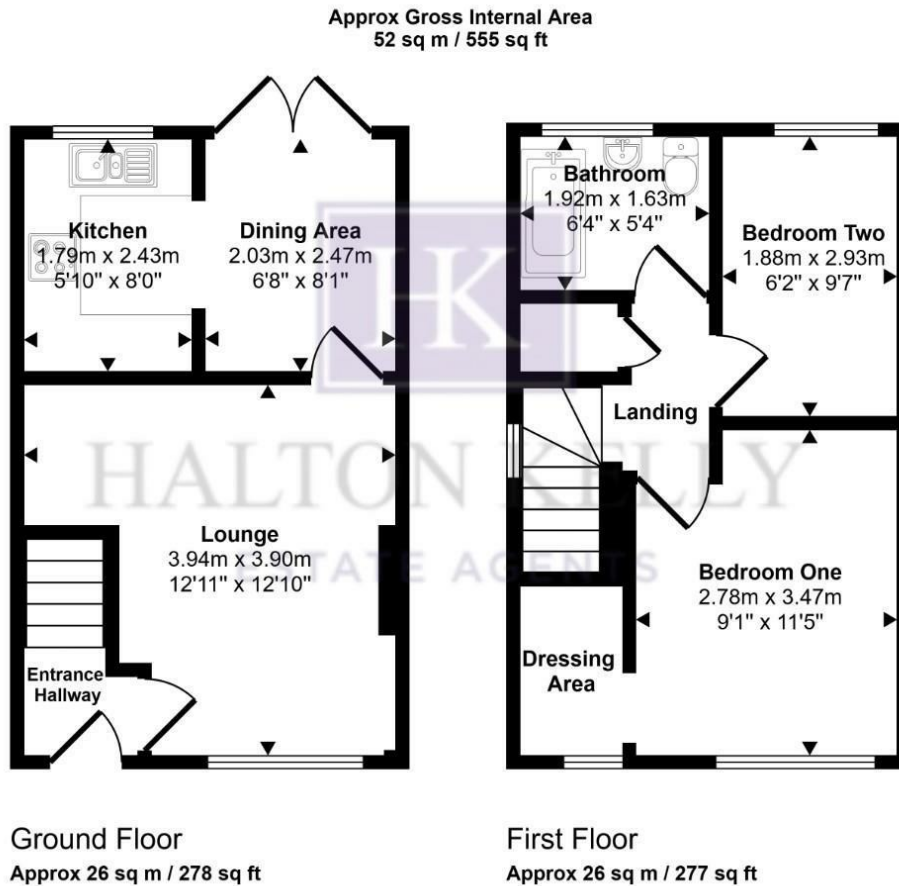
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



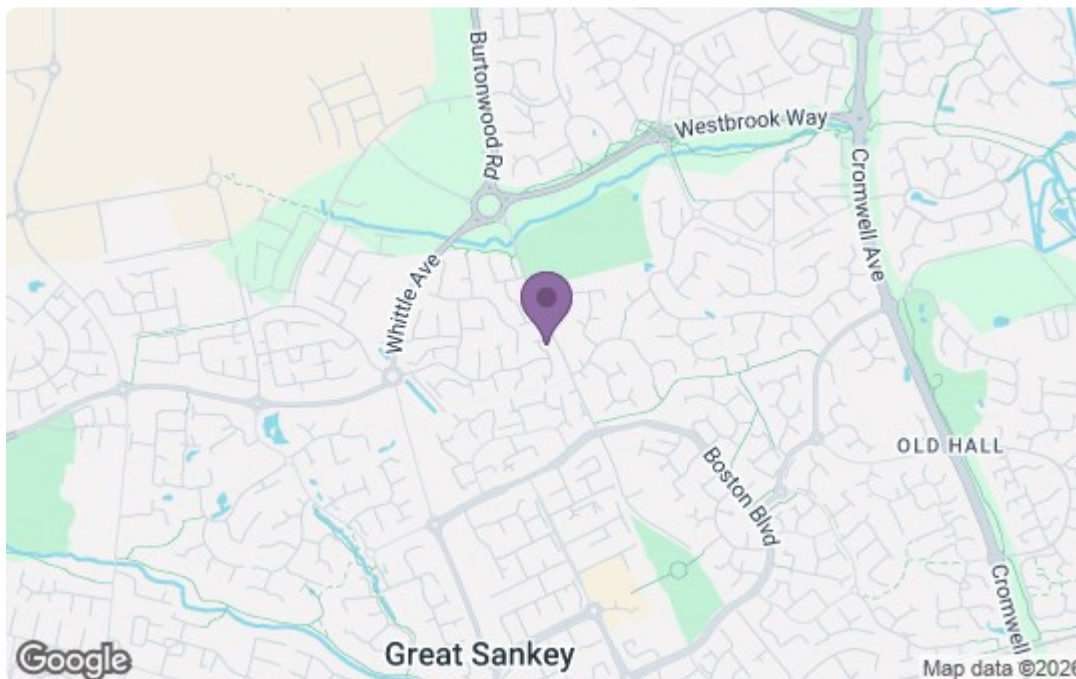
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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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.