



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

UPVC double glazed door, laminate flooring, central heating radiator and stairs to first floor.

LOUNGE

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

UPVC double glazed to the front elevation, laminate flooring and central heating radiator.

KITCHEN

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

Fitted with a range of wall and base mounted units, ceramic worksurfaces, integrated electric oven, ceramic hob with extractor over,

DINING AREA

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

LANDING**BEDROOM ONE**

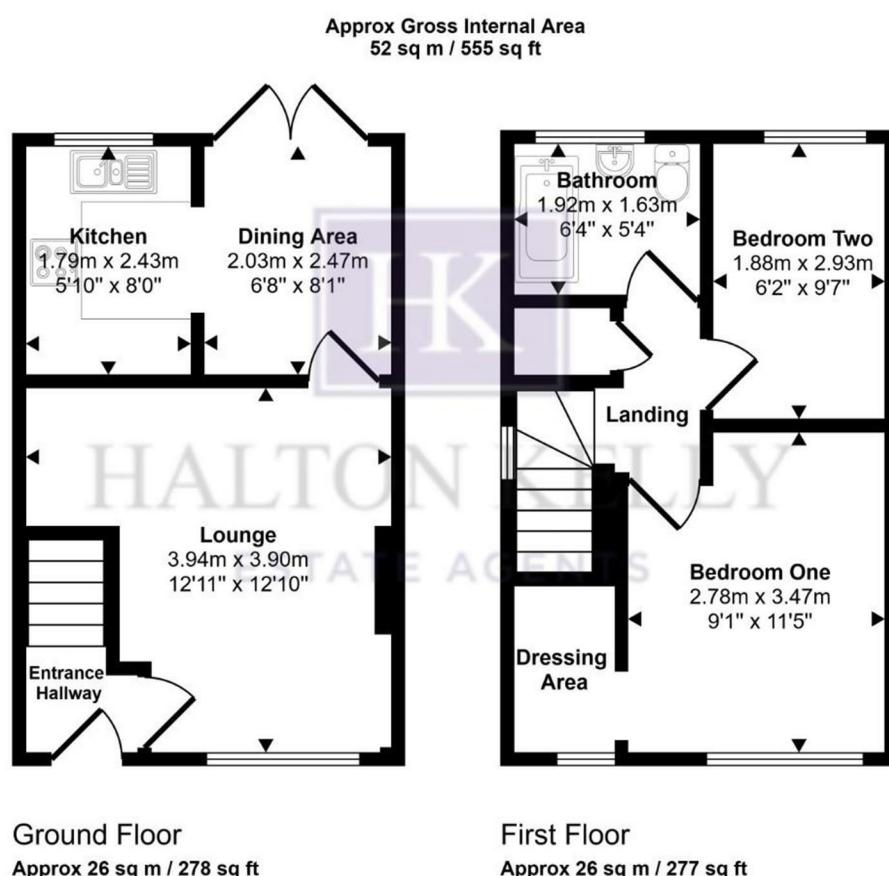
9'1 x 11'5 (2.77m x 3.48m)

DRESSING AREA**BEDROOM TWO**

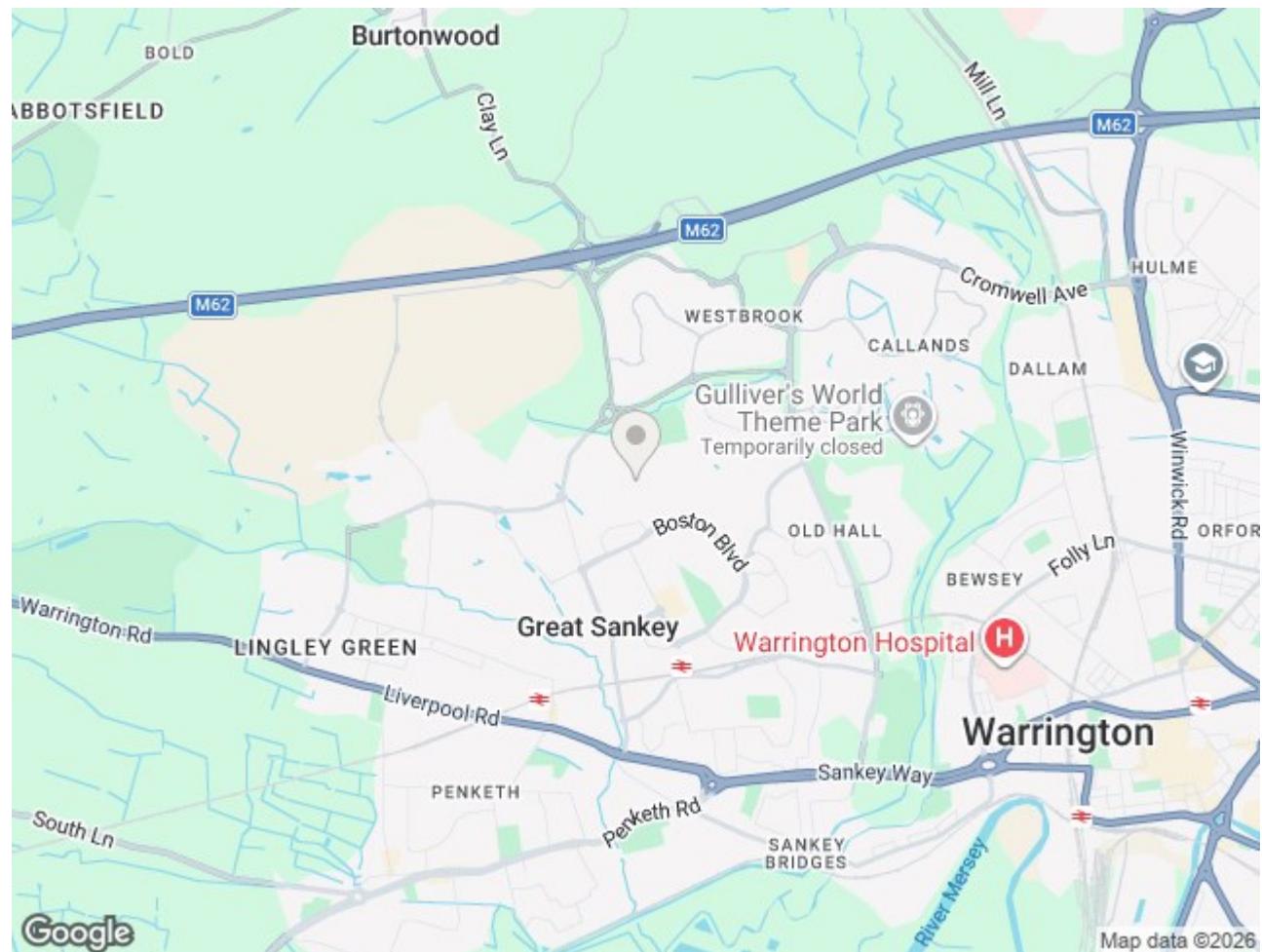
6'2 x 9'7 (1.88m x 2.92m)

BATHROOM

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

GARDEN**OUTSIDE**

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.

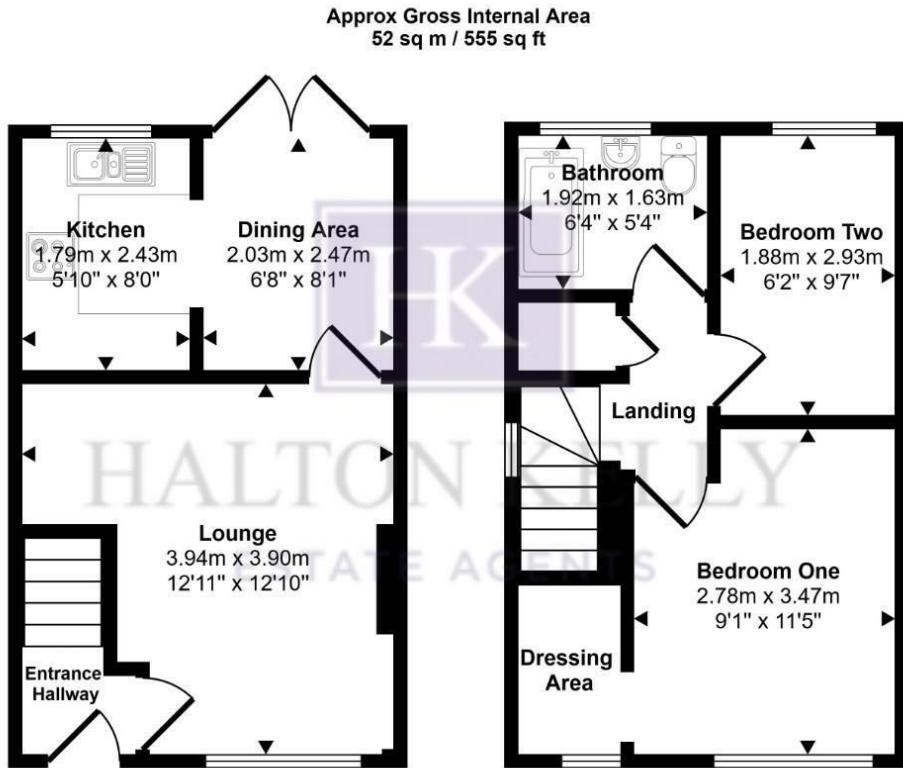


Energy Efficiency Rating

	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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
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(81-91) B		
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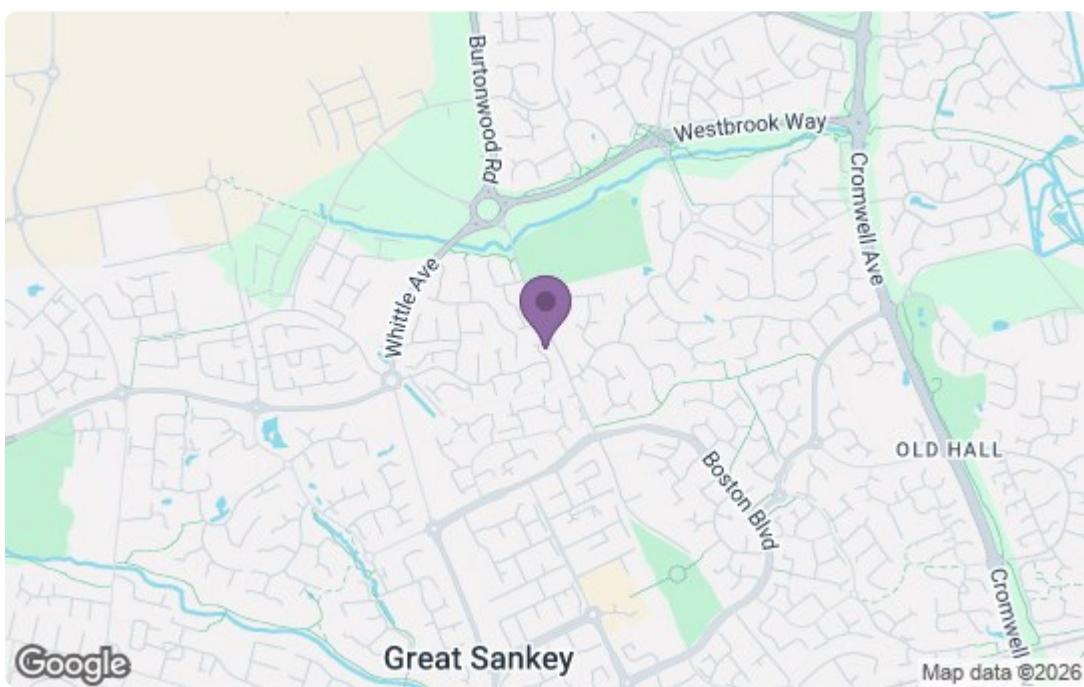
Ground Floor

Approx 26 sq m / 278 sq ft

First Floor

Approx 26 sq m / 277 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.