



11 Abdare Close
Callands, Cheshire WA5 9YF

Offers In The Region Of
£378,000

EXTENDED detached home, BEAUTIFULLY presented throughout, FREEHOLD title, ORANGERIE to rear, Through LOUNGE/DINER, Kitchen with utility & WC, FOUR bedrooms with fitted wardrobes, EN-SUITE shower room, FULLY tiled main bathroom, DRIVEWAY parking, gardens & garage.

Abdare Close is a quiet cul-de-sac in Callands and this property is an absolute gem, the current owners have made it a fantastic family home since they bought it. Local shops are within walking distance too along with Gemini, Warrington Town Centre and the motorways within a short drive.

The accommodation comprises Entrance Hallway, Dual aspect Lounge/Diner, Quality fitted kitchen with integrated appliances, Utility with space for washer and dryer, WC and Beautiful Conservatory. To the first floor there is Main bedroom with fitted wardrobes and fully tiled ensuite, Three further bedrooms also with fitted wardrobes and a Family Bathroom. Externally there is driveway parking to the front leading to the garage whilst to the rear is a low maintenance enclosed garden.

ENTRANCE HALLWAY

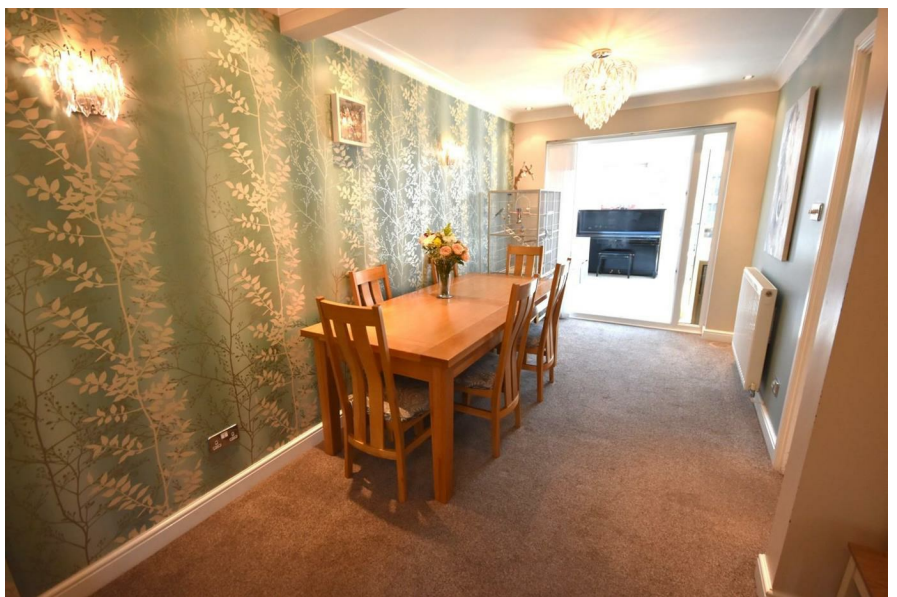
UPVC Double glazed window to the front elevation and stairs to first floor.



LOUNGE

13'7" x 12'9" (4.16 x 3.89)

UPVC Double glazed window the the front elevation, wall lights, feature electric wood effect fire and central heating radiator.

**DINING ROOM**

10'1" x 7'10" (3.09 x 2.41)

UPVC Double glazed French doors into Conservatory ad central heating radiator.

KITCHEN

10'1" x 8'10" (3.09 x 2.70)

Shaker style wood fitted kitchen with granite worktops, integrated oven and grill, ceramic hob with extractor over, spot lighting, tiled floor, tiled splashback, modern vertical radiator, and UPVC double glazed window to the rear elevation.



UTILITY

5'7" x 7'6" (1.72 x 2.30)

Tiled floor, spot lighting, modern vertical radiator and space for washing machine and dryer.



WC

Tiled floor, Low level WC and pedestal wash hand basin.



CONSERVATORY

12'5" x 14'4" (3.80 x 4.37)

UPVC Double glazed windows and French doors and tiled floor.



LANDING

Loft hatch.



MAIN BEDROOM

12'8" x 10'1" (3.87 x 3.08)

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

**ENSUITE SHOWER ROOM**

6'2" x 5'9" (1.88 x 1.76)

Fully tiled with shower, Low level WC and wall mounted vanity wash hand basin. tiled floor, heated towel rail, UPVC Double glazed window to the front elevation and spot lighting.



BEDROOM TWO

13'10" x 7'10" (4.24 x 2.40)

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



BEDROOM THREE

9'5" x 8'2" (2.88 x 2.51)

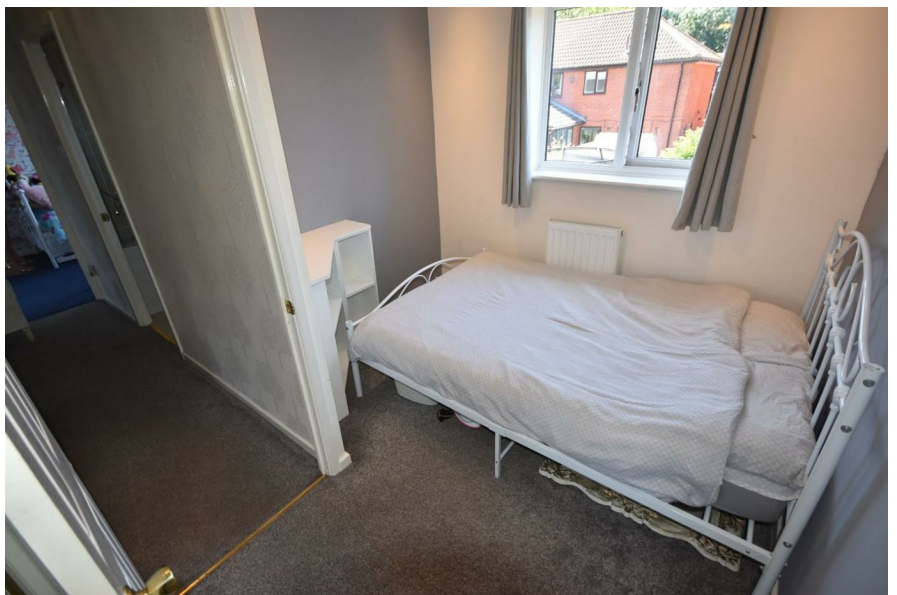
UPVC Double glazed window to the rear elevation, fitted wardrobes and central heating radiator.



BEDROOM FOUR

9'5" x 8'0" (2.89 x 2.46)

UPVC Double glazed window to the rear elevation, fitted wardrobes and central heating radiator,



BATHROOM

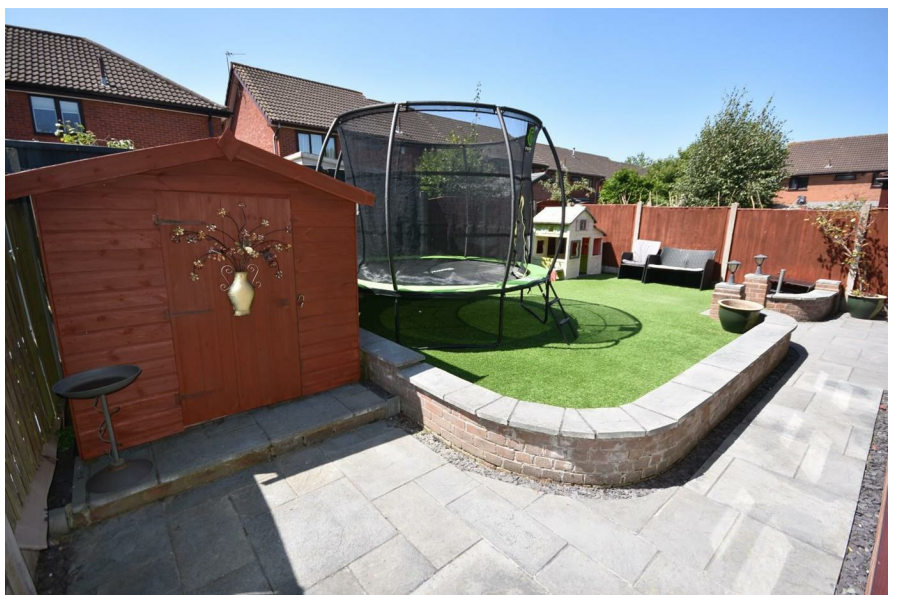
6'1" x 7'8" (1.87 x 2.34)

Fully tiled with panelled bath with shower over, pedestal wash hand basin, low level WC, tiled floor, spot lighting, heated towel rail and UPVC Double glazed window to the rear elevation.



GARDEN

Paved patio area, artificial grass, outside tap and gated access down the side.

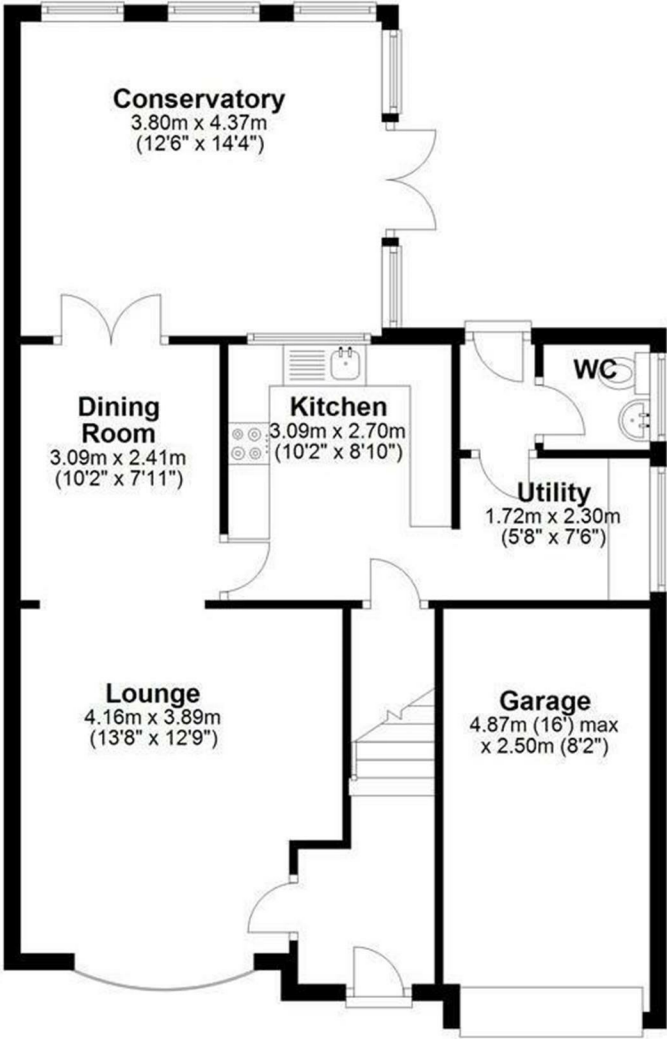


OUTSIDE

Driveway parking leading to the garage.

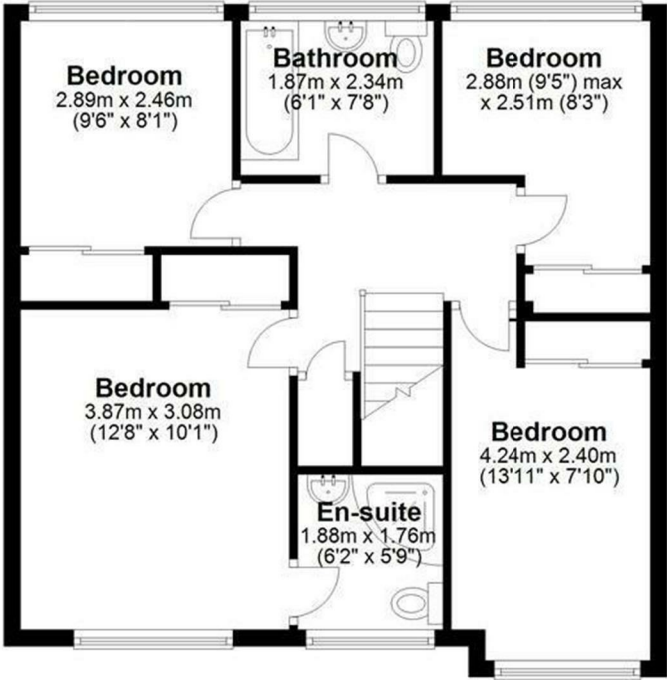
Ground Floor

Approx. 75.6 sq. metres (813.4 sq. feet)

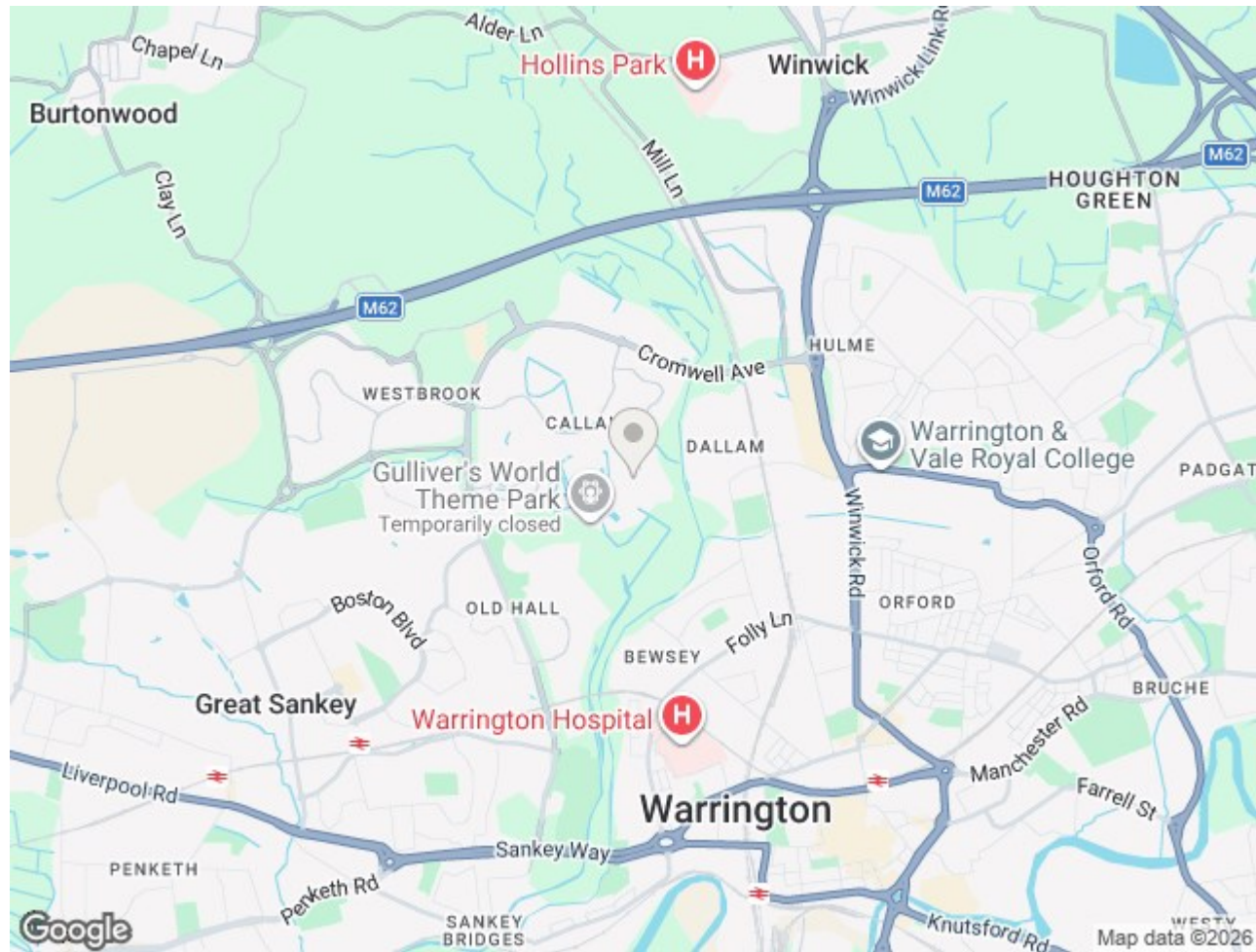


First Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



Total area: approx. 131.5 sq. metres (1415.5 sq. feet)

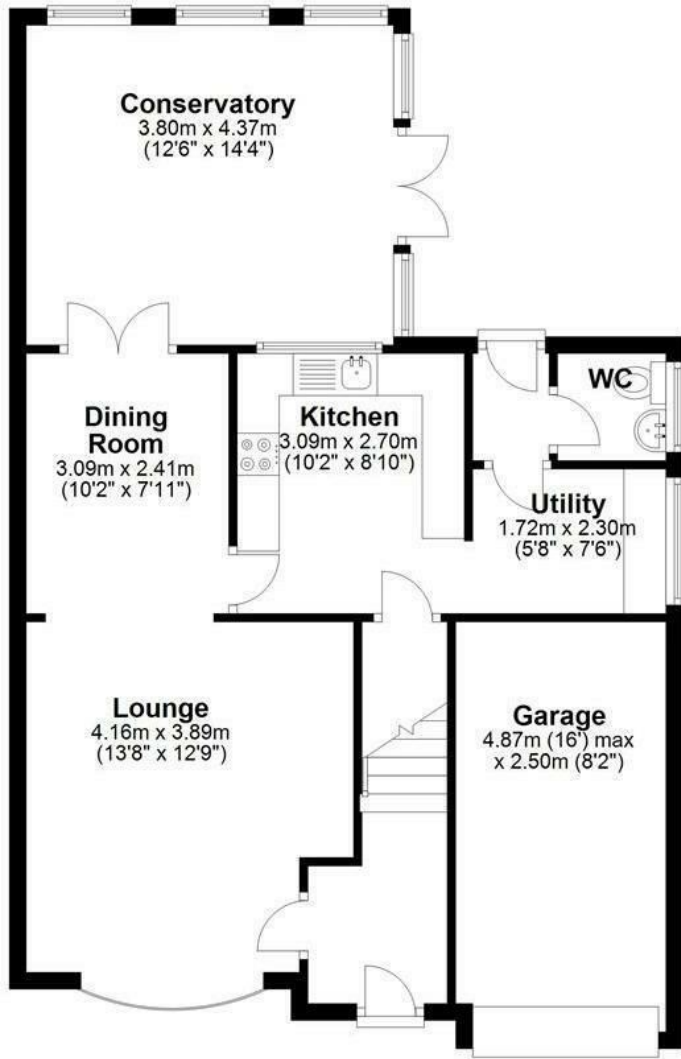


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

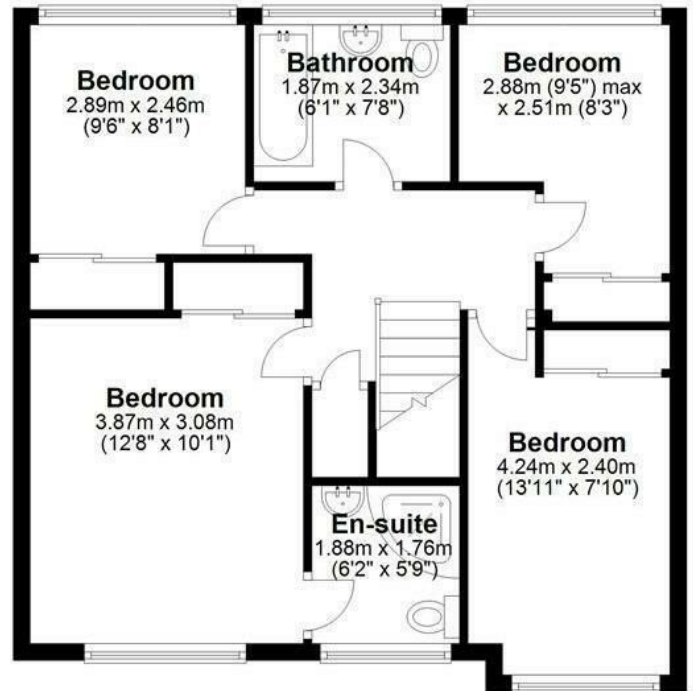
Ground Floor

Approx. 75.6 sq. metres (813.4 sq. feet)

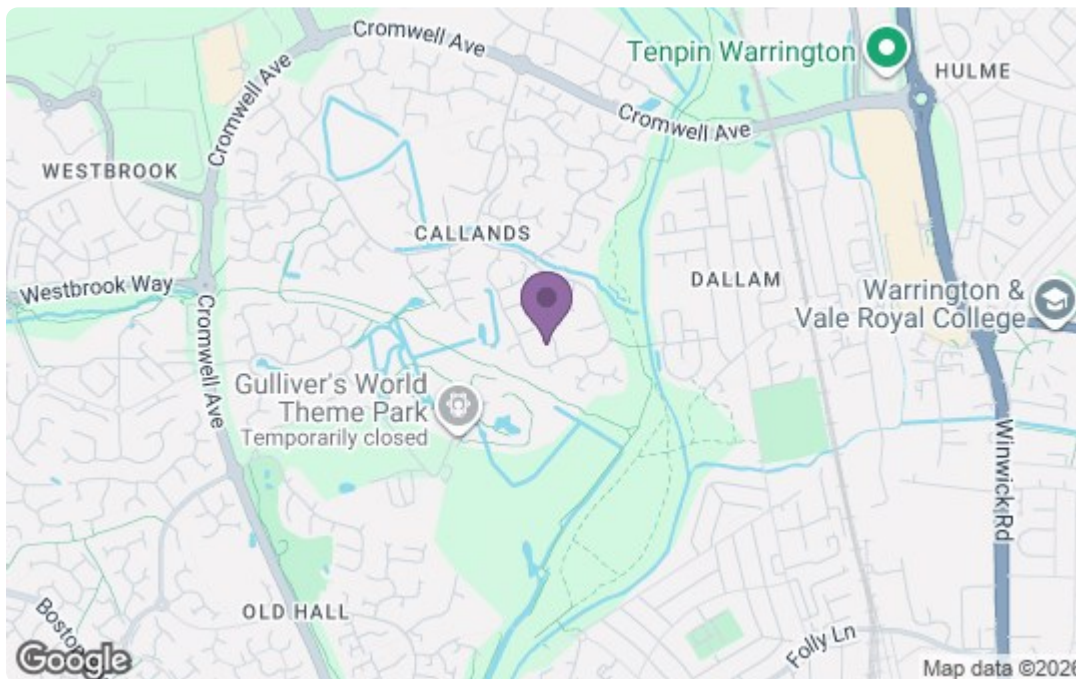


First Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



Total area: approx. 131.5 sq. metres (1415.5 sq. feet)



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		
		76
	58	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.