



68 Coppice Green
Kingswood, WA5 7WA

Offers In The Region Of
£464,000

IMMACULATE Extended Detached, Larger Than Average PLOT, DESIRABLE Cul-De-Sac Location, Four DOUBLE Bedrooms, EN-SUITE To Main, Fitted WARDROBES Throughout, DOUBLE Driveway, Freehold TITLE, WONDERFUL Gardens, Must View!

Nestled in the charming area of Coppice Green, Westbrook, Warrington, this splendid detached house offers a perfect blend of comfort and elegance. With four spacious reception rooms, this property provides ample space for both relaxation and entertaining. Each room is designed to create a warm and inviting atmosphere, making it an ideal home for families or those who enjoy hosting guests.

The house boasts four well-appointed bedrooms, ensuring that everyone has their own private space. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout. Additionally, there are two modern bathrooms, providing convenience and comfort for all residents. In addition the 'Secret' garden will appeal to families giving more outside space than similar houses in the area.

The location in Westbrook is particularly appealing, offering a peaceful residential setting while still being close to local amenities and transport links. This makes it an excellent choice for those seeking a balance between tranquillity and accessibility.

In summary, this detached house in Coppice Green is a wonderful opportunity for anyone looking for a spacious and versatile family home in a desirable area. With its generous reception rooms, ample bedrooms, and modern bathrooms, it is sure to meet the needs of a variety of buyers. Do not miss the chance to make this delightful property your own.

ENTRANCE PORCH

UPVC double glazed door with adjacent windows and sensor light.

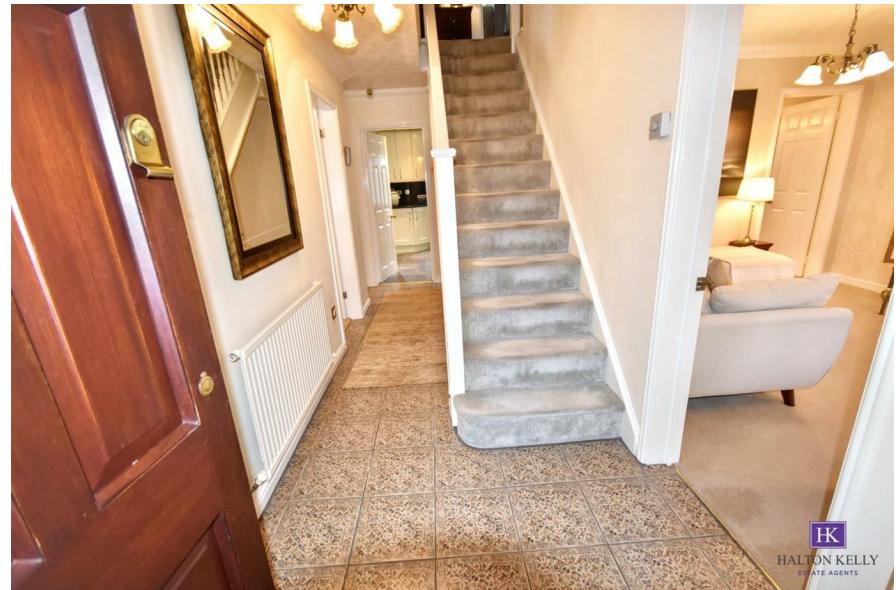
ENTRANCE HALLWAY

5'8" x 17'7" (1.75 x 5.36)

Hardwood front door, tiled flooring, central heating radiator and stairs to first floor.



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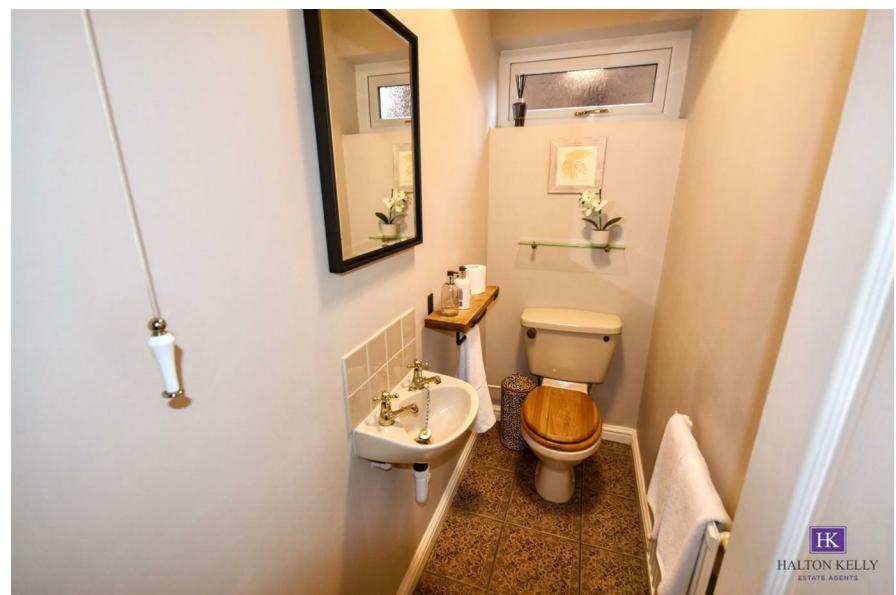


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WC

7'5" x 2'9" (2.27 x 0.84)

Low level WC, wall mounted sink unit, central heating radiator and tiled flooring.



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LOUNGE

11'5" x 17'7" (3.48 x 5.38)

UPVC double glazed window to the front elevation, living flame gas fire with wooden surround and marble hearth, ceiling coving and central heating radiator.

**DINING ROOM**

9'4" x 12'11" (2.86 x 3.96)

Laminate flooring, ceiling coving, central heating radiator and double glazed sliding doors to the conservatory.

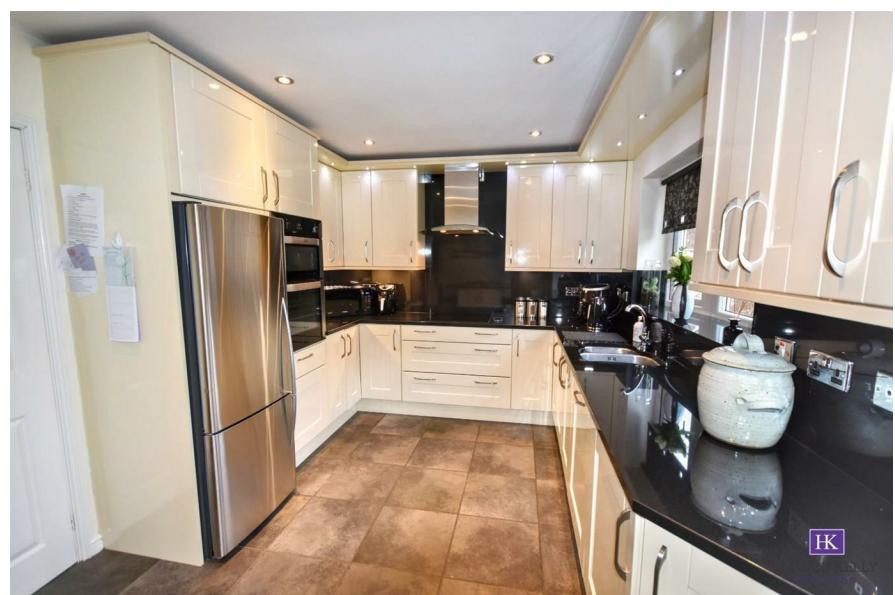


CONSERVATORY

9'5" x 12'10" (2.89 x 3.92)
UPVC Double glazed windows throughout
with French doors onto the garden.

**KITCHEN/DINER**

16'5" x 9'6" (5.01 x 2.91)
Fitted with a range of wall and base mounted unit, granite worktops with matching splashbacks, integrated oven and separate grill, space for fridge/freezer, ceramic hob with stainless steel extractor over, 1 and 1/2 bowl sink and drainer unit with mixer tap, fixed island, concealed lighting, ceiling spot lighting, vertical radiator, tiled flooring and UPVC double glazed window to the rear elevation along with a UPVC double glazed door.



SNUG

7'10" x 15'10" (2.40 x 4.84)

UPVC double glazed window to the front elevation, cupboard housing the boiler and central heating radiator.

**LANDING**

Loft hatch (part boarded with ladder), airing cupboard and central heating radiator.



MAIN BEDROOM

11'3" x 15'5" (3.43 x 4.70)

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

**EN-SUITE**

5'11" x 6'1" (1.81 x 1.87)

Fitted with low level WC, wall mounted sink unit, shower cubicle with mains shower, fully tiled walls, heated towel rail, Amtico flooring, spot lighting and UPVC double glazed window to the front elevation.



BEDROOM TWO

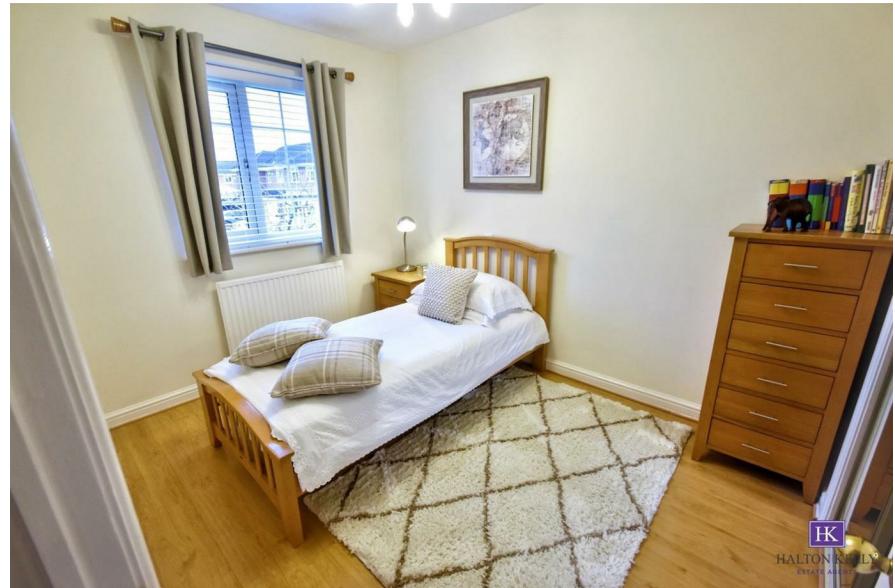
8'10" x 11'7" (2.71 x 3.54)

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

**BEDROOM THREE**

8'0" x 10'3" (2.45 x 3.14)

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

**BEDROOM FOUR**

9'0" x 9'10" (2.75 x 3.00)

UPVC double glazed window to the rear elevation, fitted sliding wardrobes, laminate flooring and central heating radiator.



BATHROOM

7'5" x 6'4" (2.28 x 1.95)

Fitted with low level WC, wall mounted sink, oversized shower cubicle with mains shower, fully tiled walls, shaver socket, spot lighting, heated towel rail and UPVC double glazed window to the rear elevation.



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GARDEN

Fully enclosed with raised borders displaying shrubbery, slate chipping decorative sections, lawned section, small patio area and larger 'York Stone' paved main patio area. Access down either side along with access to the garage. Outside tap.



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SECRET GARDEN

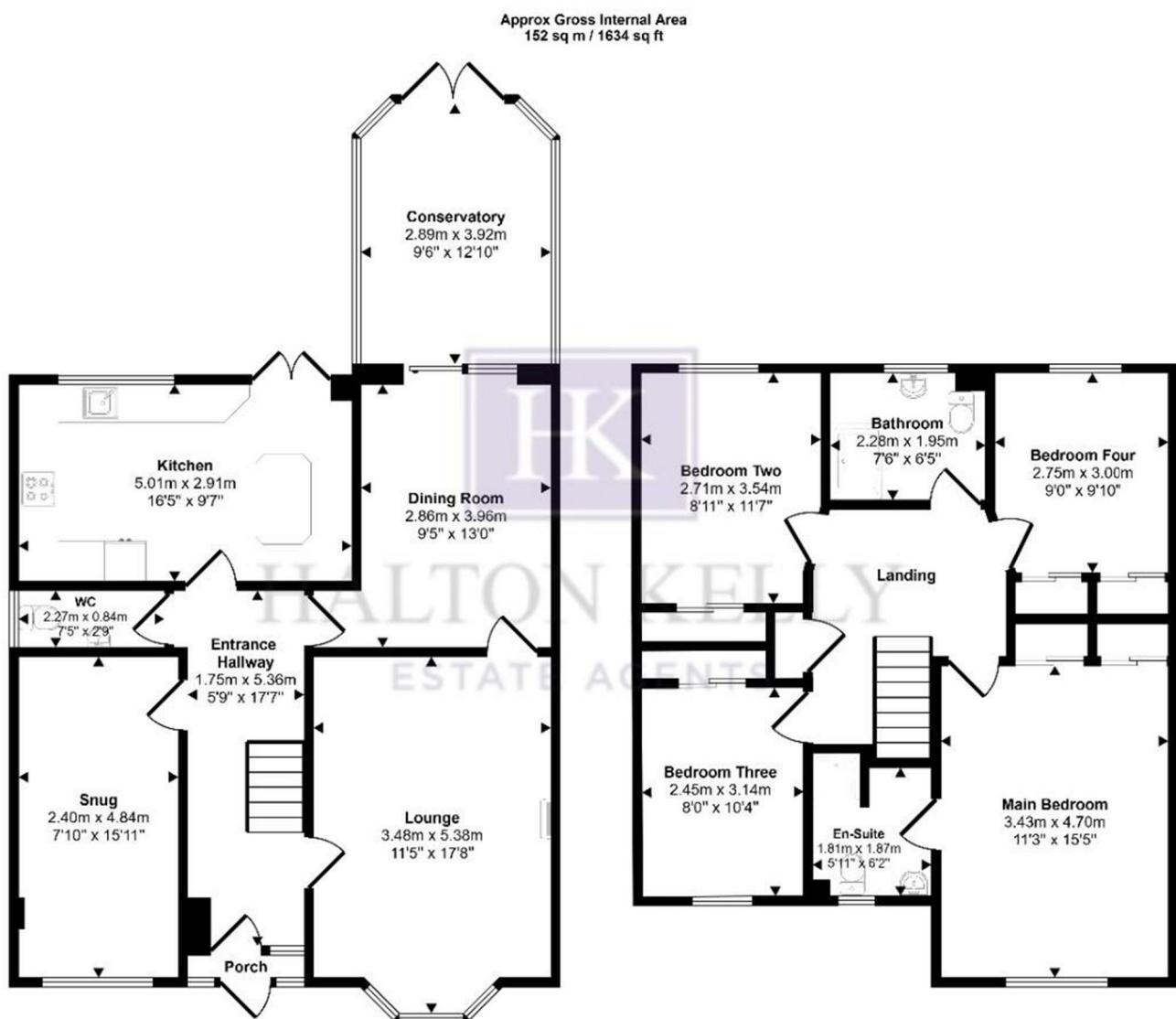
Fully lawned area with conifer hedging and trees.

**OUTSIDE**

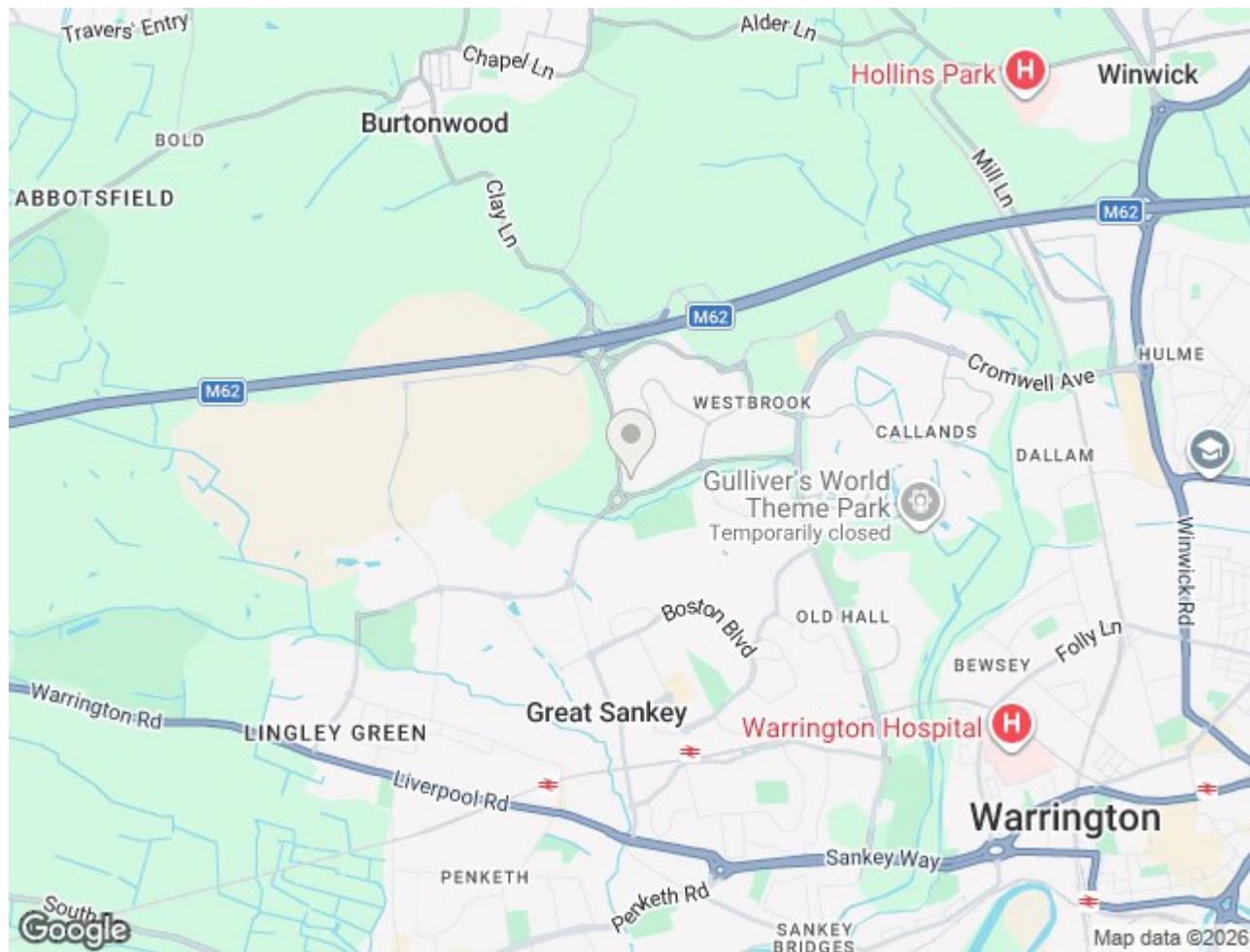
Parking is on the driveway along with access to the garage.

**GARAGE**

Power and light.



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.



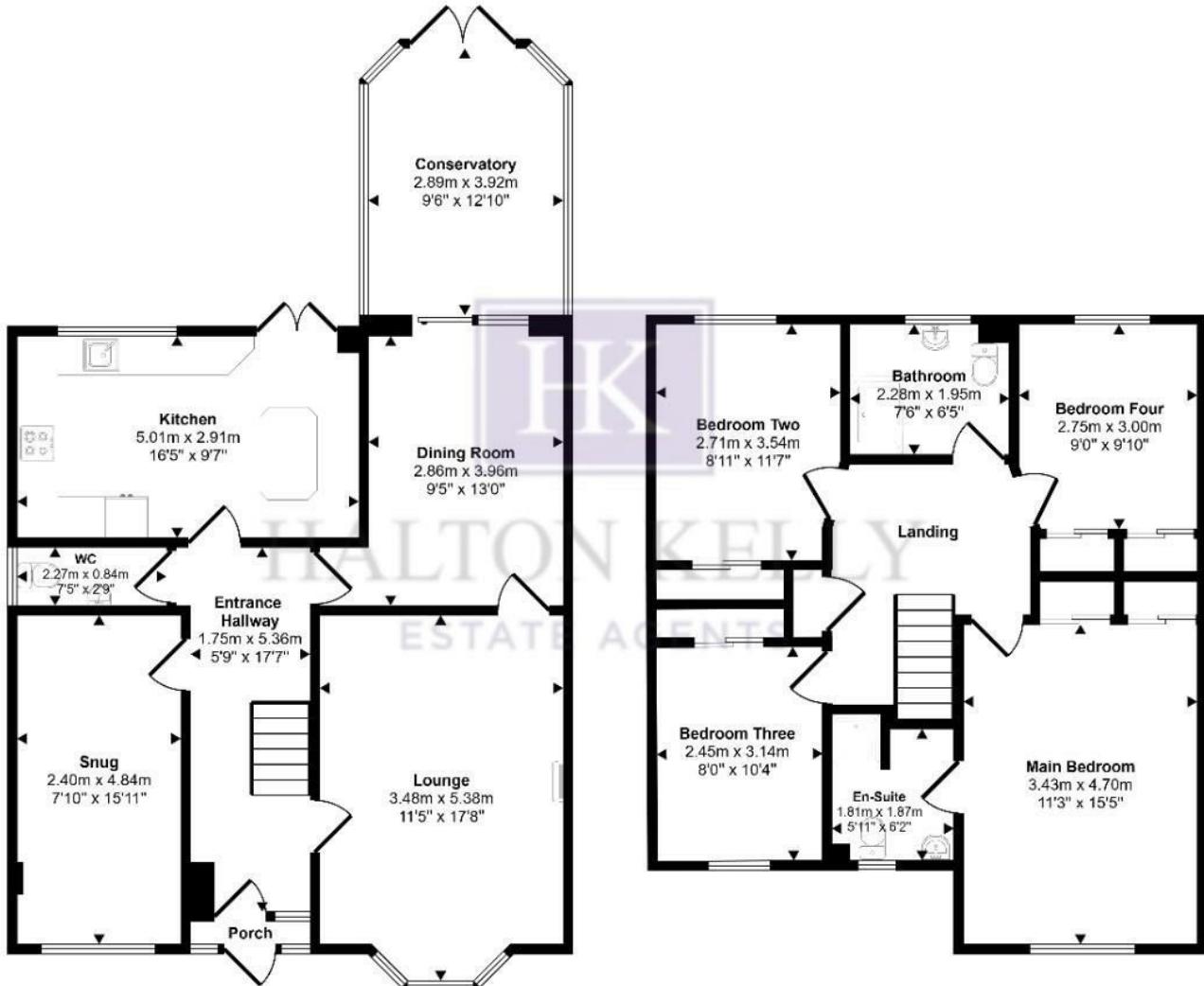
Energy Efficiency Rating

	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	

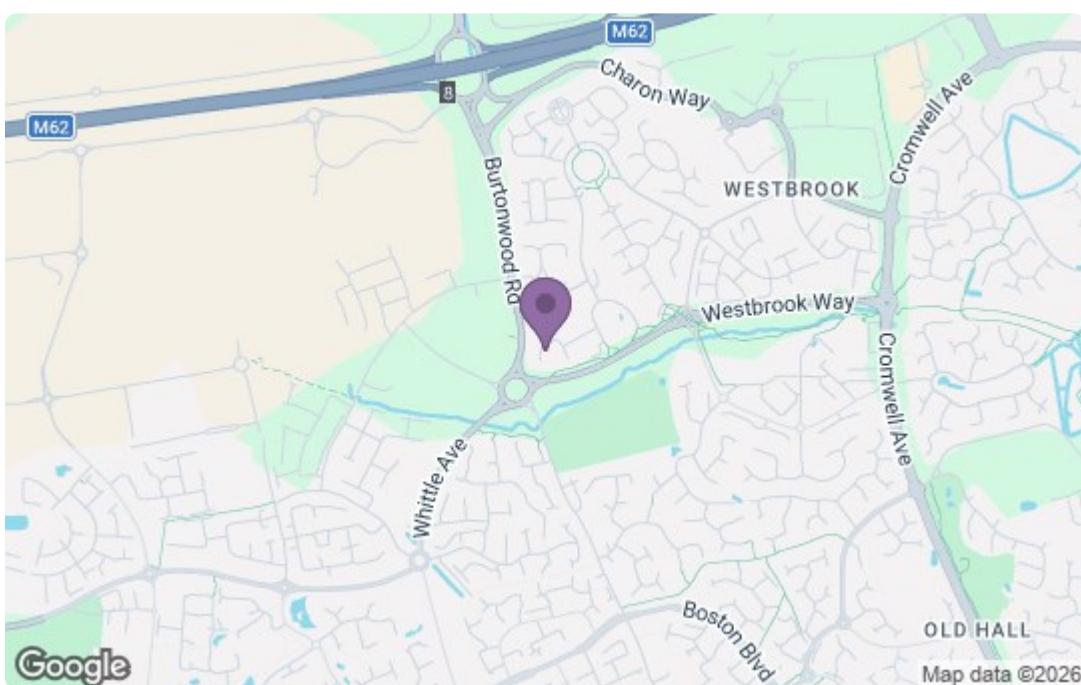
Environmental Impact (CO₂) Rating

	Current	Potential
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Approx Gross Internal Area
152 sq m / 1634 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.