



16 Woodbank Road
Penketh, Warrington WA5 2JY

Offers Over
£269,000

SEMI Detached House. THREE Bedrooms. FULL WIDTH Ground Floor Extension. TURN KEY Property. FREEHOLD Title. OFF ROAD Parking. Large Timber CABIN. MAINTENANCE FREE Garden. Timber DECKING. FABULOUS Kitchen.

Halton Kelly are pleased to offer for purchase this very well presented Semi Detached House which has a full width extension across the rear and really is a turn key property ready for someone to move into. We are advised it is Freehold Title.

Laid out as follows, Entrance Hall, Front Lounge and separate Open Plan Dining Area to Family Room, fitted Kitchen with side external door, Landing, two Double Bedrooms, Single Bedroom and Bathroom. As can be seen by the photography, a credit to the current owners throughout.

The rear Garden has artificial grass and Timber Decking along with an excellent Patio, there is also a substantial Timber Cabin great for barbecues and entertaining, we understanding the Cabin has main Electricity from the house.

Please call the Office for further information and viewing arrangements.

ENTRANCE HALL

Wood effect flooring, access to stair well and separate access to the Lounge and Kitchen/Dining area.

**LOUNGE**

10'3 x 8' (3.12m x 2.44m)

Bar fronted Lounge with wood effect flooring.



DINING AREA

10'3 x 8' (3.12m x 2.44m)

With wood effect flooring and access to the Study/Play Room.

**STUDY/PLAY ROOM**

8'6 x 9'7 (2.59m x 2.92m)

With double opening patio doors to the rear Garden.



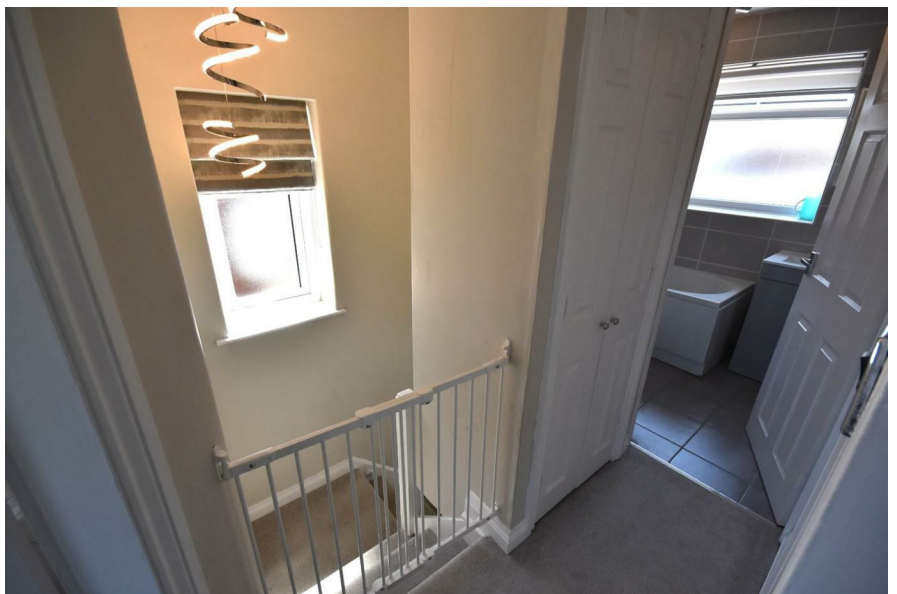
KITCHEN

15'8 x 7'7 max (4.78m x 2.31m max)

Fitted with wall and base units, integral fridge/freezer, four ring electric hob with overhead extractor, dish washer and plumbing for washing machine, single bowl drainer, Velux style window and exterior door to the side of the property.

**LANDING**

Storage cupboard and loft access.



BEDROOM ONE

12' x 10'6 (3.66m x 3.20m)

Double Bedroom with fitted sliding door robes.



BEDROOM TWO

10'6 x 9'2 (3.20m x 2.79m)

Double Bedroom.



BEDROOM THREE

7'3 x 6'6 (2.21m x 1.98m)

Single Bedroom.



BATHROOM

7'2 x 5'8 (2.18m x 1.73m)

Three piece suite with shower over bath.



GARDEN

A great sized maintenance free garden, with patio area and artificial lawn.

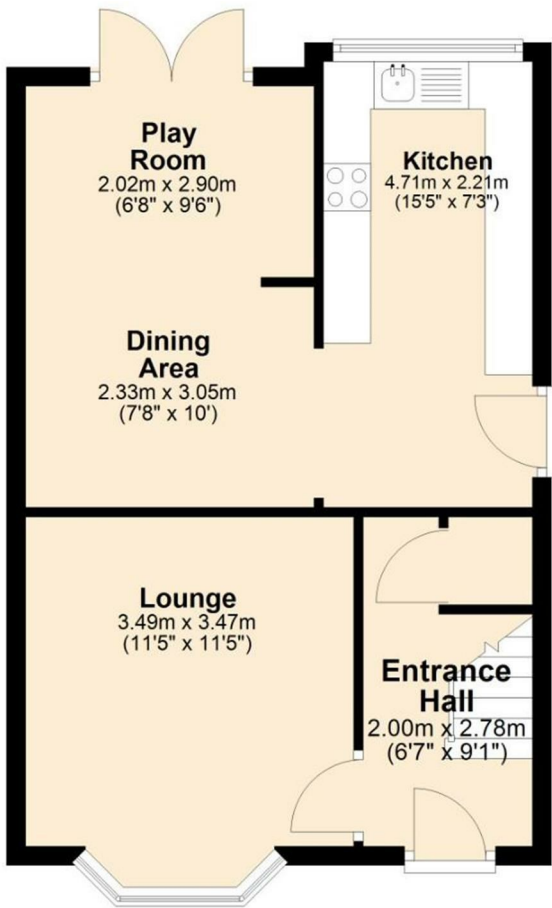
**TIMBER CABIN**

A superb Timber Cabin with Upvc double glazed windows, lighting, multiple socket points along with wall mounted heater and air conditioning unit. An Ideal space for entertainment or work purposes.



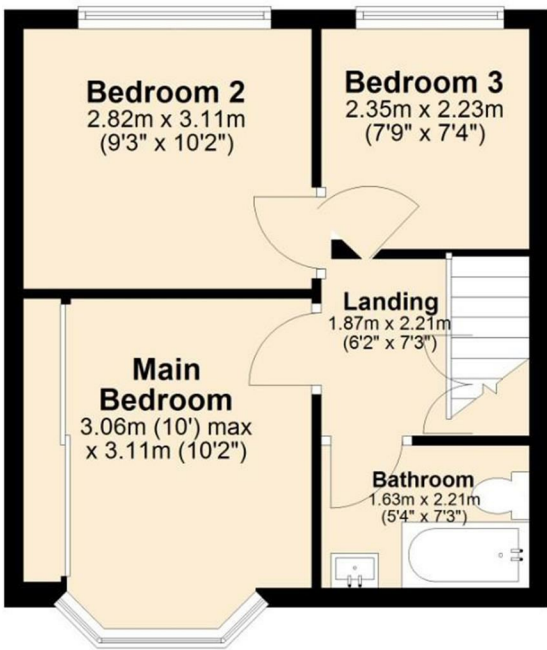
Ground Floor

Approx. 47.1 sq. metres (506.5 sq. feet)

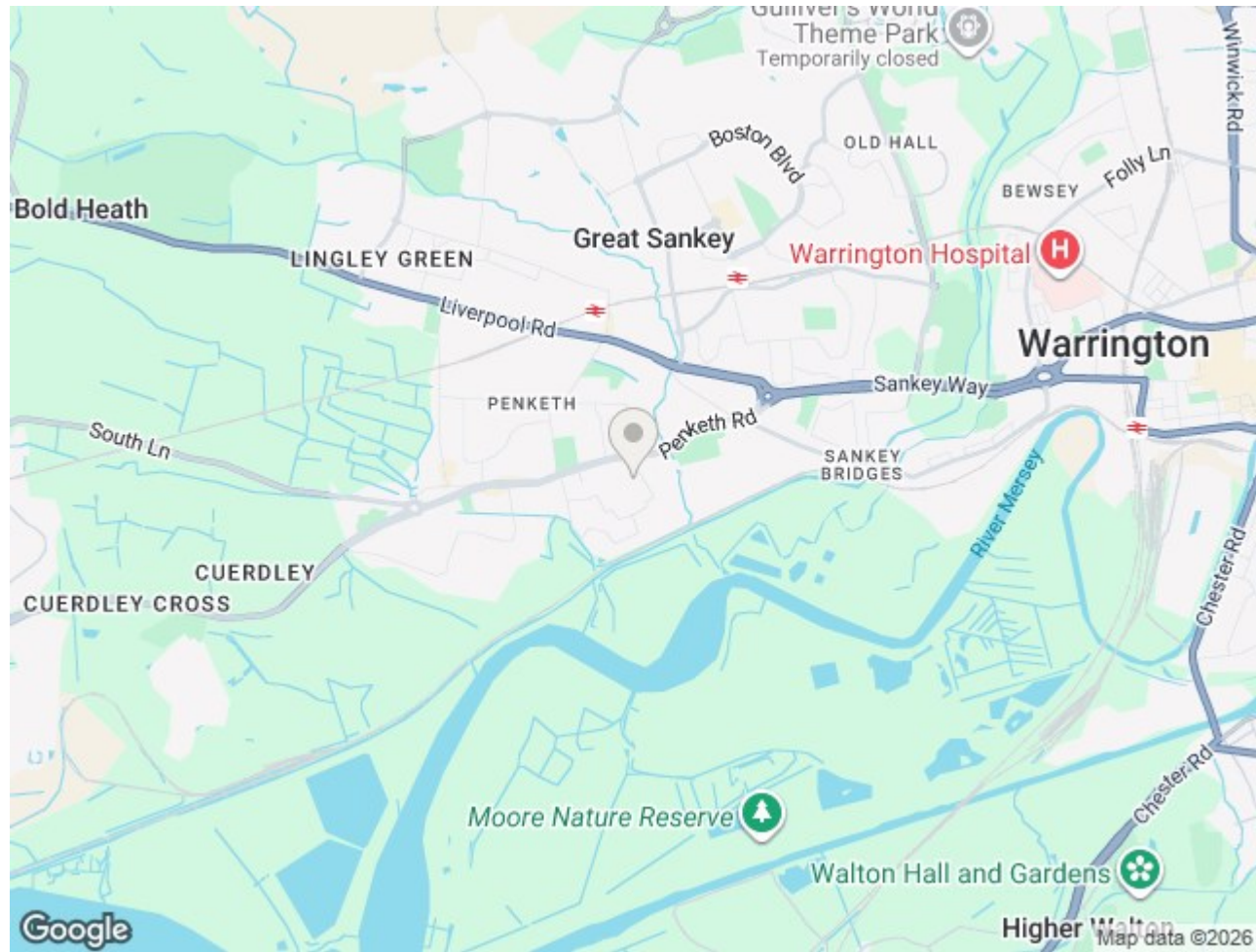


First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 sq. feet)



Energy Efficiency Rating

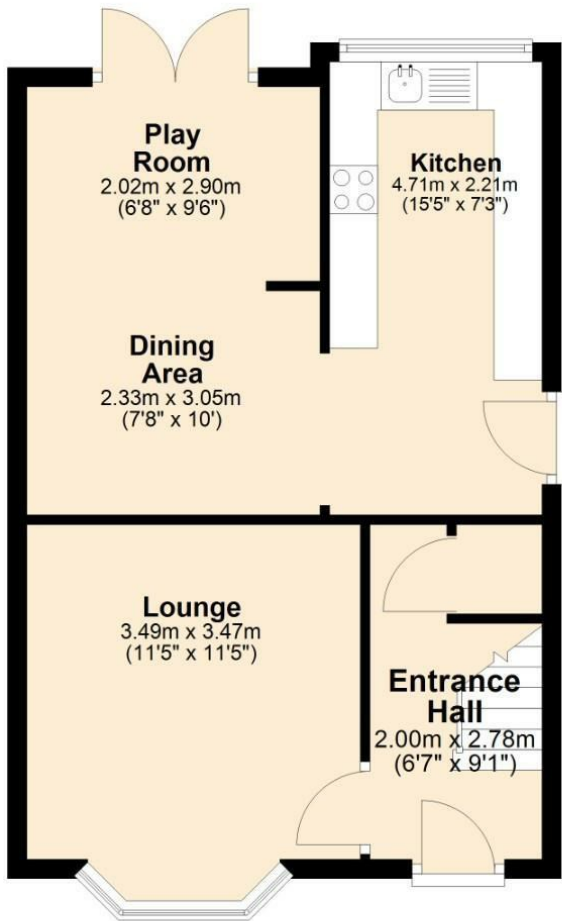
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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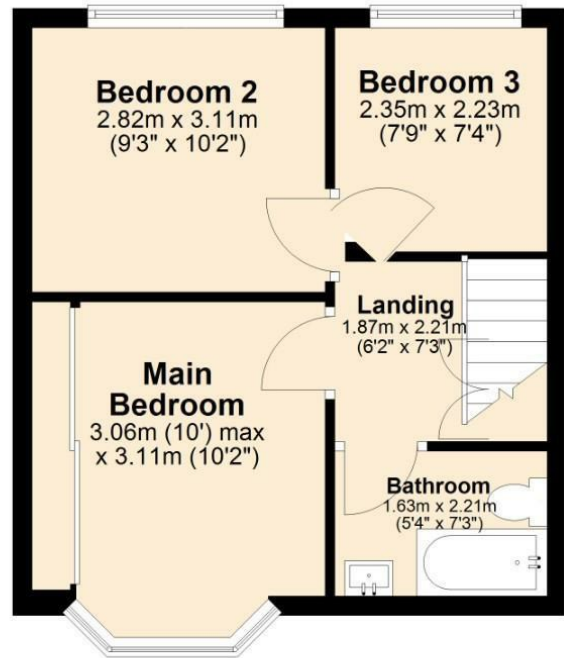
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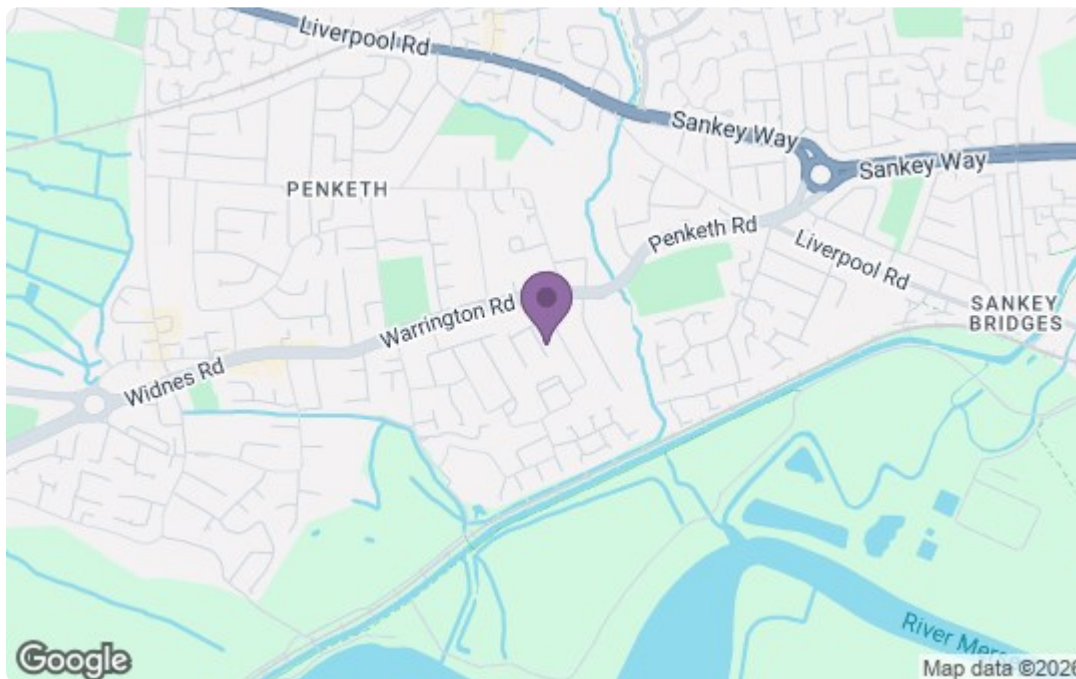


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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.