



6 Kilford Close  
Callands, Warrington WA5 9SR

Offers Over  
£328,950

DETACHED House, Attached GARAGE. ADDITIONAL Detached GARAGE. FOUR Bedrooms, EN SUITE. Leasehold Title £40 pa. SEPARATE Utility Room. CONSERVATORY (with radiators). GATED Driveway. End of CUL DE SAC.

Located in a private corner plot this extended four Bedroom Detached property has a lot to offer, with ample off road parking, two Garages, a lovely Lounge, Conservatory, pretty and enclosed rear garden and En-Suite to name a few.

Briefly comprising, Entrance Hall, ground floor W.C., Lounge, Dining Room, Utility, Kitchen, Conservatory, Landing, Master Bedroom with En Suite, three further Bedrooms and Family Bathroom.

We have been advised by the vendors the property is Leasehold Title.

Please contact Halton Kelly for further information and accompanied viewing arrangements.

**ENTRANCE HALL**

Ground Floor W.C. at the end of the Hall, to the left hand side is access doors to the Kitchen and to the right hand side is a double glazed external door providing access to the driveway.



**DOWNSTAIRS WC**

Two piece suite.





**LOUNGE**

11'4 x 16'9 (3.45m x 5.11m)

A bright Lounge with dual windows to the front. Feature media wall housing a large TV that may be included in negotiations. Feature electric fireplace. Door to Dining Room



**DINING ROOM**

8'4 x 12'3 (2.54m x 3.73m)  
Door to Utility Room. Patio doors leading into a large Conservatory. Door to Kitchen





**KITCHEN**

9'9 x 9'7 (2.97m x 2.92m)

Useful pantry storage. Range of wall and base units with integral gas oven and hob with extractor above. Sink unit overlooking Conservatory. Space for freestanding American style fridge-freezer.

**UTILITY ROOM**

6'7 x 9'1 (2.01m x 2.77m)

Wall and base units with single bowl drainer and mixer tap. Plumbing for washing machine and space for dryer. Integral door to Garage

**CONSERVATORY**

17'3 x 12'7 (5.26m x 3.84m)

Lovely space with views overlooking the garden. Two radiators and Patio doors to the rear Garden.





**LANDING**

Loft access. Advised by the client it has a drop down ladder, two lights and part boarded. Handy store cupboard for towels and linen.

**MASTER BEDROOM**

13'7 x 11'2 (4.14m x 3.40m)

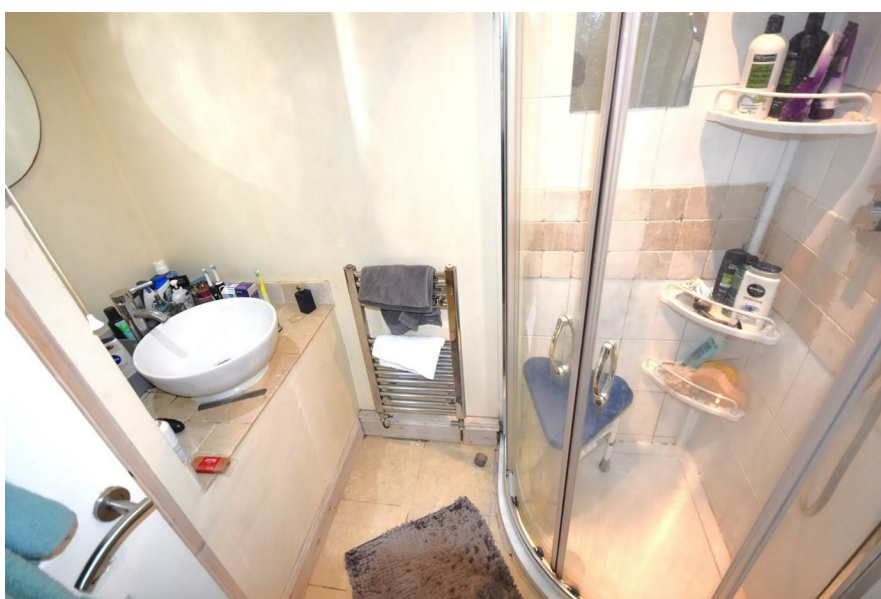
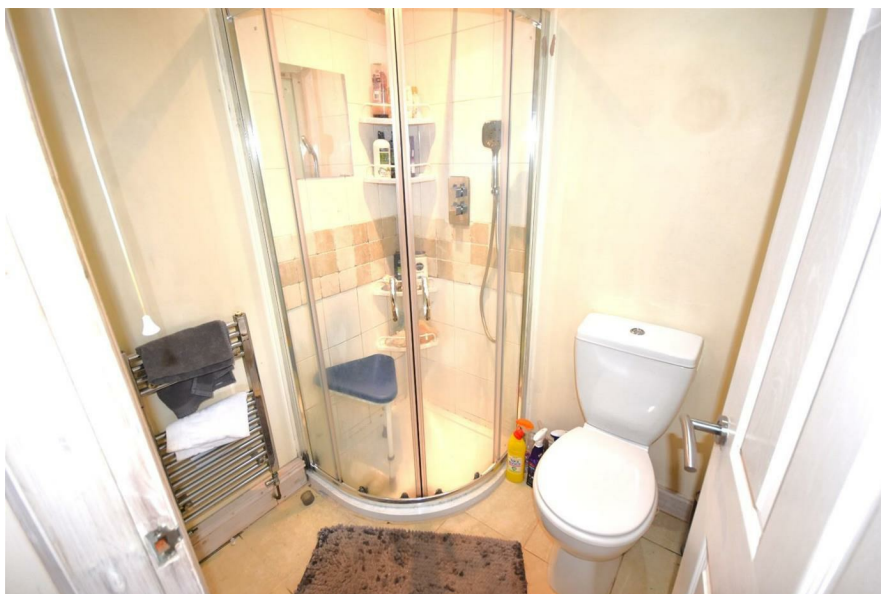
Dual window to front aspect. Access to En-Suite



**EN-SUITE**

7'09 x 5'5 (2.36m x 1.65m)

Three piece suite with corner shower cubicle.

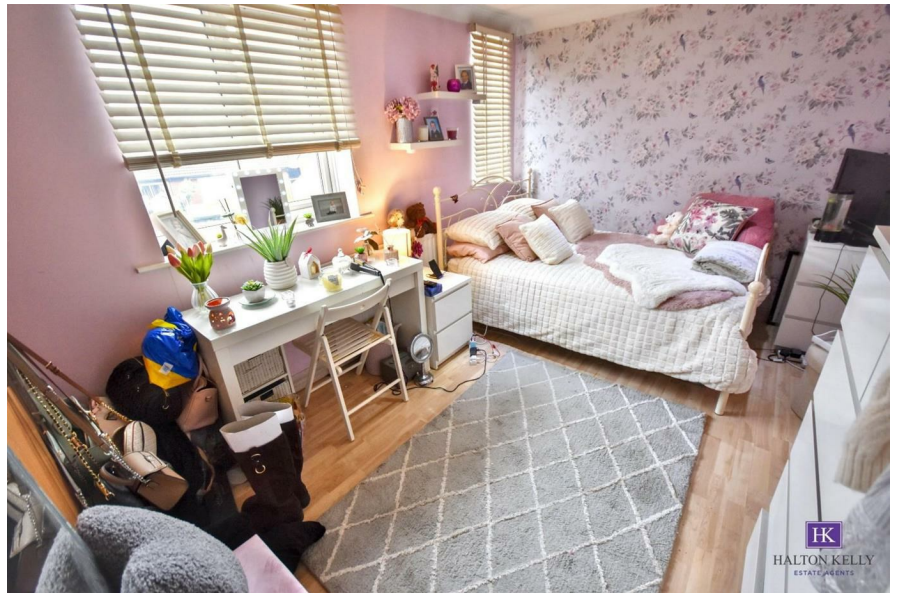




### BEDROOM TWO

12'6 x 9'3 (3.81m x 2.82m)

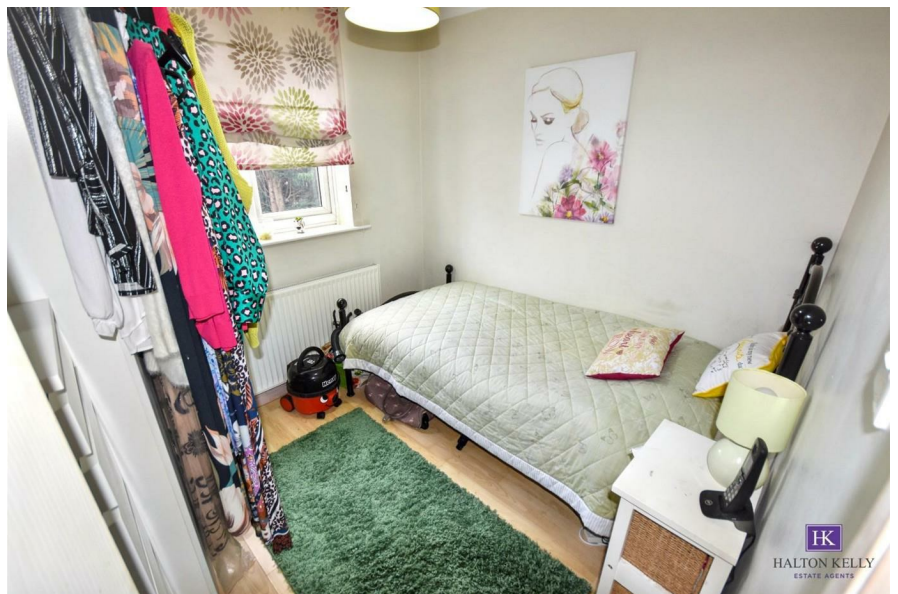
Double Bedroom with dual window to rear.  
Fitted wardrobe.



### BEDROOM THREE

7'6 x 8'6 (2.29m x 2.59m)

Good sized single Bedroom with window to front access.



### BEDROOM FOUR

6'8 x 8'7 (2.03m x 2.62m)

Good sized single Bedroom with window to front aspect.



**FAMILY BATHROOM**

5'5 x 7'1 (1.65m x 2.16m)  
Three piece bath suite with fitted TV.



**GARDEN**

To the front of the property there is ample off road parking and to the rear there is a well maintained and private rear garden with a lovely seating area and mature plants and shrubs, an ideal space for relaxing.





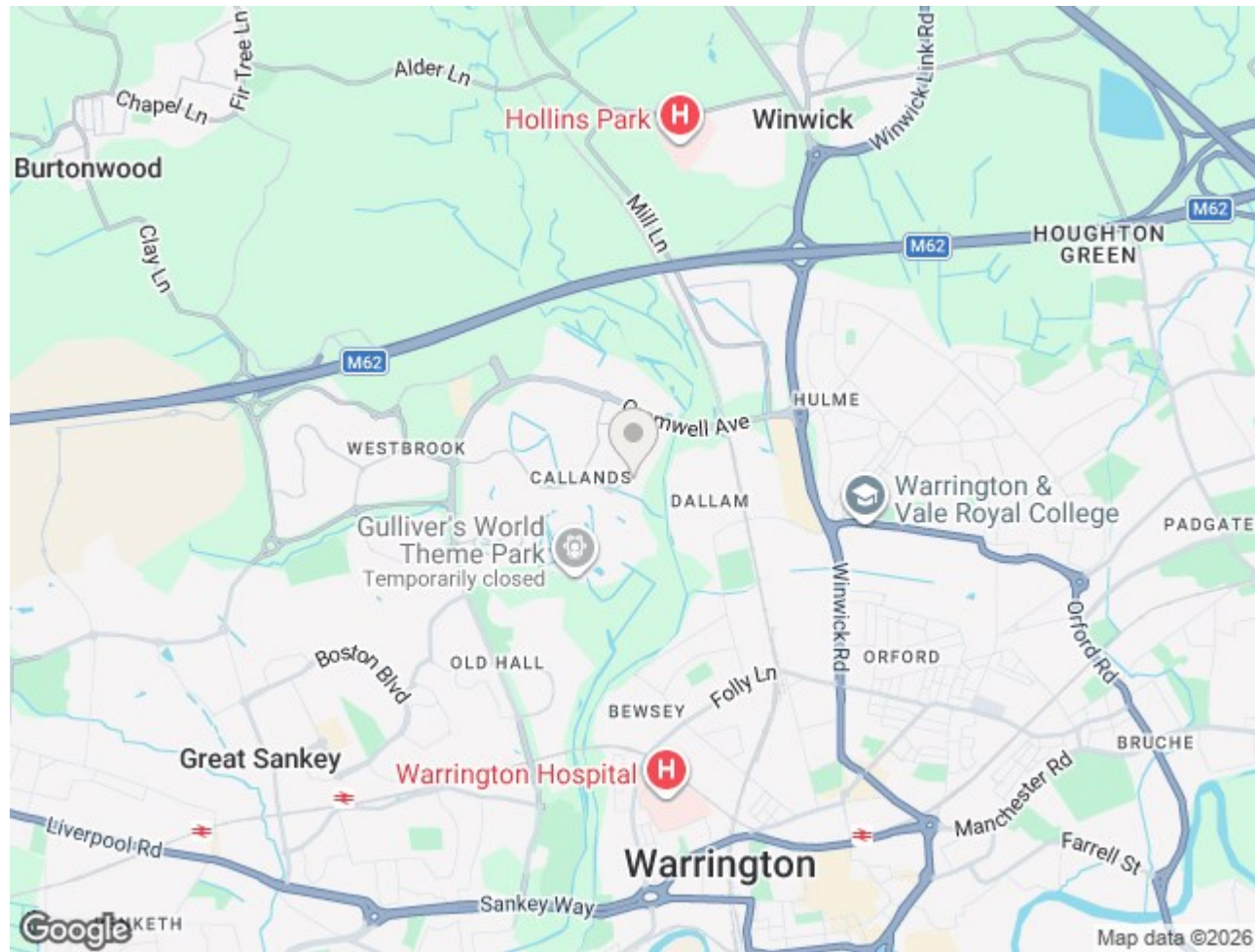
**GARDEN ALTERNATE VIEW**



**GARAGES**

There are two Garages one being detached. The client has informed us both have power and lighting.



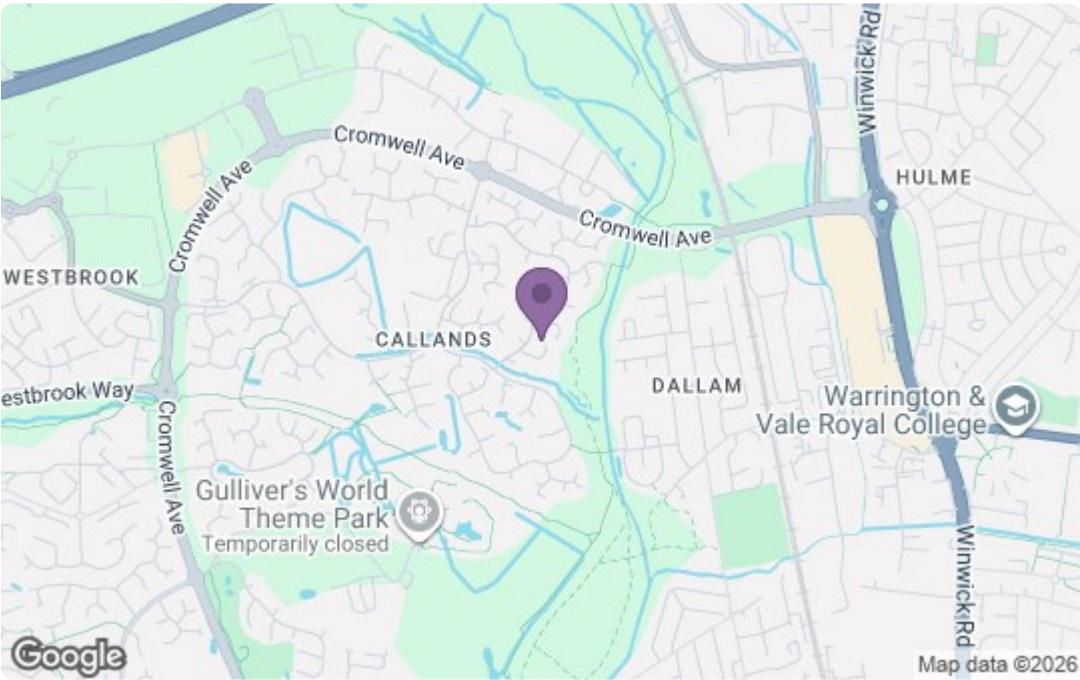


Energy Efficiency Rating

	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		
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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.