



33 Thorntondale Drive  
Whittle Hall, WA5 3FY

Offers Around  
£517,750

DETACHED Family Home. FOUR DOUBLE Bedrooms. STUNNING En Suite WET ROOM. GUEST Bedroom EN SUITE. CORNER PLOT. FABULOUS Modern Fitted KITCHEN. SUN TRAP rear GARDEN. DOUBLE Garage. CONSERVATORY. Overlooks WOODLAND.

Halton Kelly are pleased to offer for purchase this beautifully presented Detached Family Home which is situated on a corner plot in this very well regarded area of Whittle Hall. A credit to the current owners throughout, the property has a modern fully fitted Kitchen with access to the Conservatory and a sun trap rear Garden.

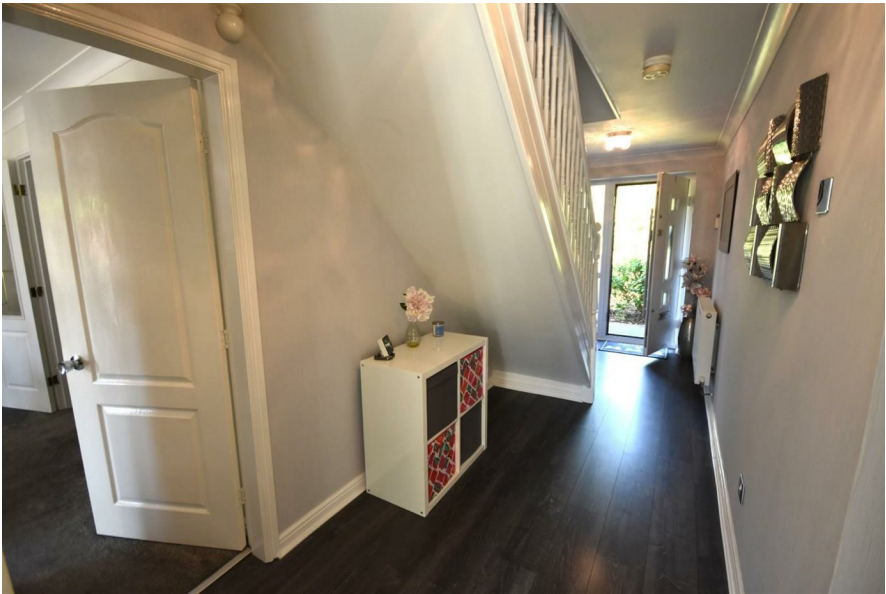
Only offered for sale due to our clients looking to downsize, this McLeans property has a bespoke En Suite Wet Room with underfloor heating, En Suite to the Guest Bedroom and accommodation is laid out as follows, Entrance Hall, Ground Floor W.C., Family Lounge, Dining Room, Kitchen/Dining area, Conservatory, Landing, Master Bedroom with En Suite Wet Room, Guest Room with En Suite, two further Double Bedrooms and Family Bathroom.

Outside to the front is ample driveway parking to a Double Garage and the rear Garden is a lovely sun trap.

For further information and viewing arrangements, please call the Office.

**ENTRANCE HALL**

With wood effect flooring, leading to stair well with under stair open storage space access to the Kitchen, Garage and Ground Floor W.C.



**GROUND FLOOR W.C.**  
Two piece suite.



**FAMILY LOUNGE**  
16'11 x 11'5 (5.16m x 3.48m)  
Bay fronted Family Lounge with illuminated coal effect electric fire to surround and double opening doors to the Dining Room.



**DINING ROOM**

13' x 6'7 (3.96m x 2.01m)

Dining Room with double opening UPVC doors to the rear Garden.



**KITCHEN/DINER**

16'4 x 9'7 (4.98m x 2.92m)

A spacious Kitchen fitted with wall and base units, single bowl drainer, integral gas hob with overhead extractor, single electric oven, fridge freezer, washing machine, space for a dish washer and Breakfast Bar.



**BREAKFAST AREA**

Breakfast area with external door to the rear Garden.



**CONSERVATORY**

11'1 x 8'3 (3.38m x 2.51m)

Tiled floor, electric heater and double opening UPVC doors to the rear Garden.



**LANDING**

Access to sleeping accommodation and Family Bathroom.



**MASTER BEDROOM**

16'4 x 11'6 (4.98m x 3.51m)

Bay fronted Double Bedroom with triple windows, fitted robes, ceiling spot lights and access to the En Suite Wet Room.



**MASTER EN SUITE WET ROOM**

An absolutely stunning En Suite Wet room with inset shelving, under floor heating, ceiling spot lights, chrome towel warmer, wash basin with storage and walk in shower area with seating and shower attachment.



**MASTER EN SUITE WET ROOM ALT  
ANGLE**



**GUEST BEDROOM**

12'6 x 10'11 (3.81m x 3.33m)

Double Bedroom with twin windows, alcove, integral robes and access to the Guest En Suite.



**GUEST EN SUITE**

Three piece suite with wash basin storage and shower cubicle.

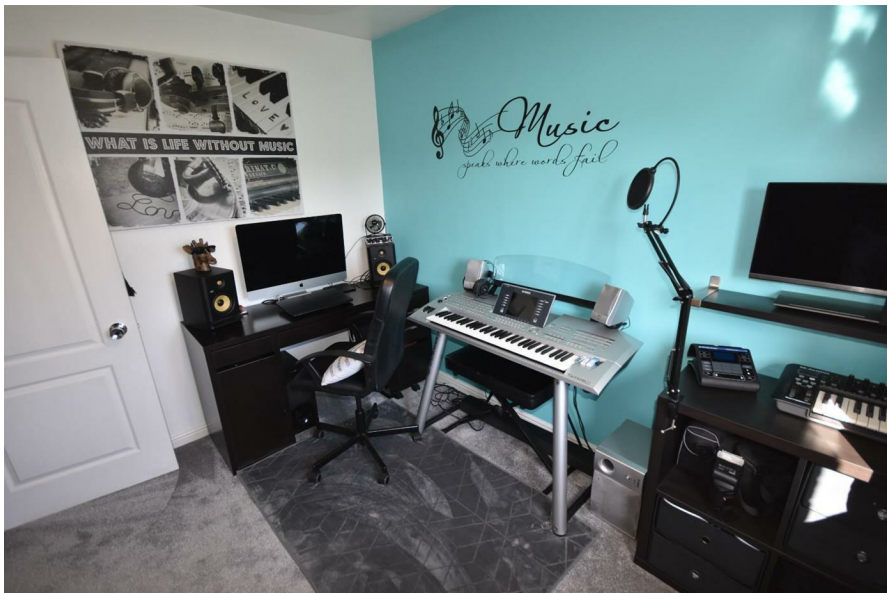


**BEDROOM THREE**

10' x 9' (3.05m x 2.74m)  
Double Bedroom.



**BEDROOM FOUR**  
10'1 x 8'1 (3.07m x 2.46m)  
Double Bedroom.



**FAMILY BATHROOM**

Half tiled three piece Family Bathroom



**GARDEN**

A well fenced, sun trap rear Garden, mainly to lawn with patio area.



**AERIAL REAR SHOT**



**AERIAL FRONT SHOT**



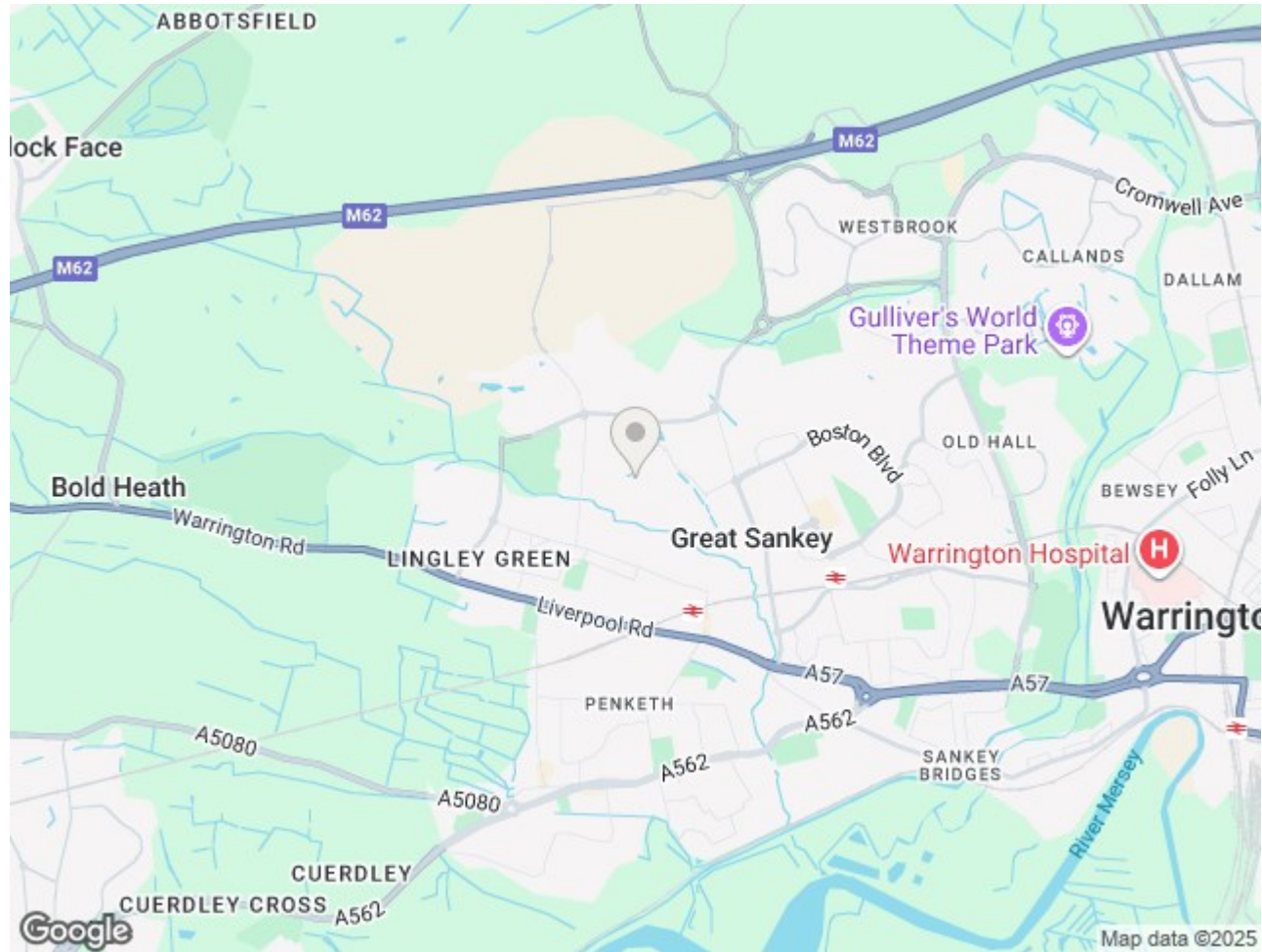
AERIAL OVERHEAD SHOT



AERIAL ROAD SHOT







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		
	75	82

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

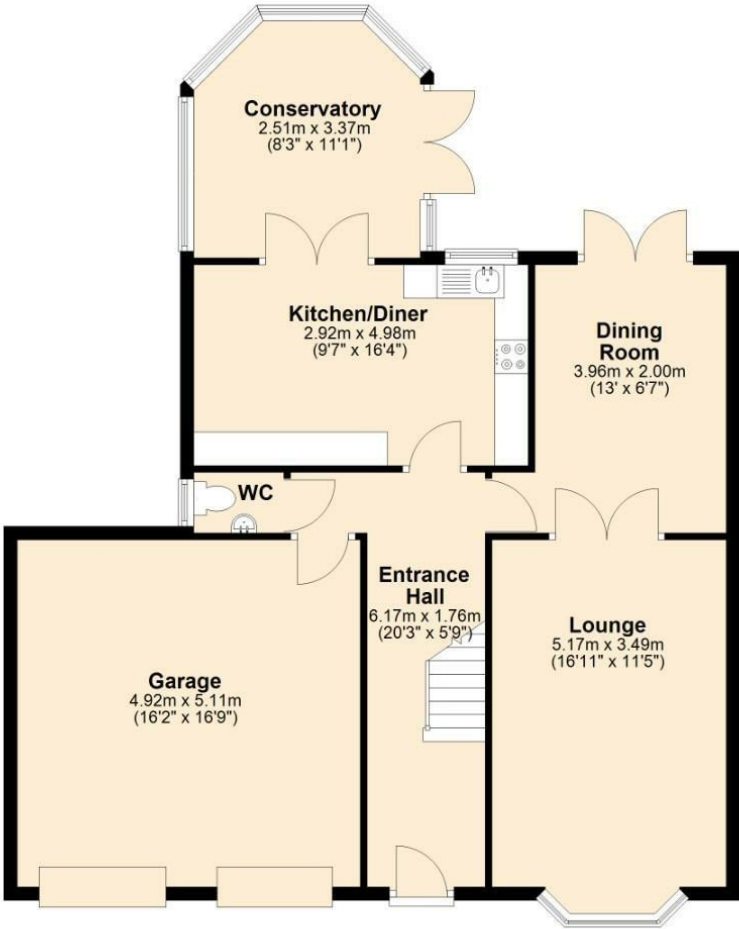
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC

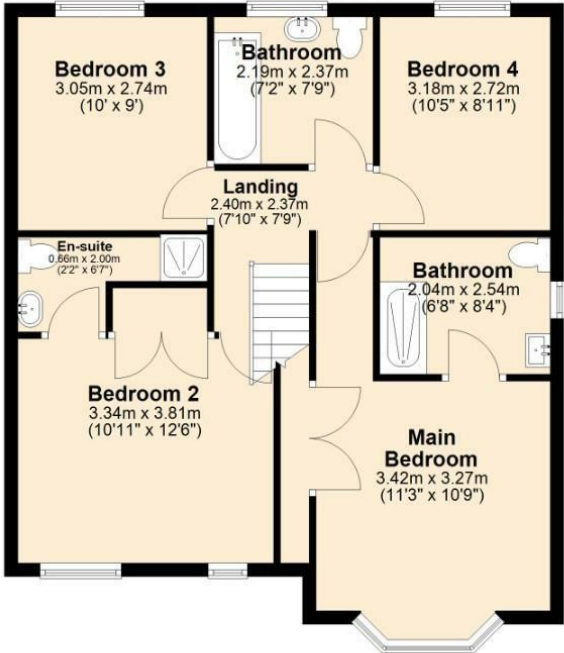
Ground Floor

Approx. 96.9 sq. metres (1042.9 sq. feet)

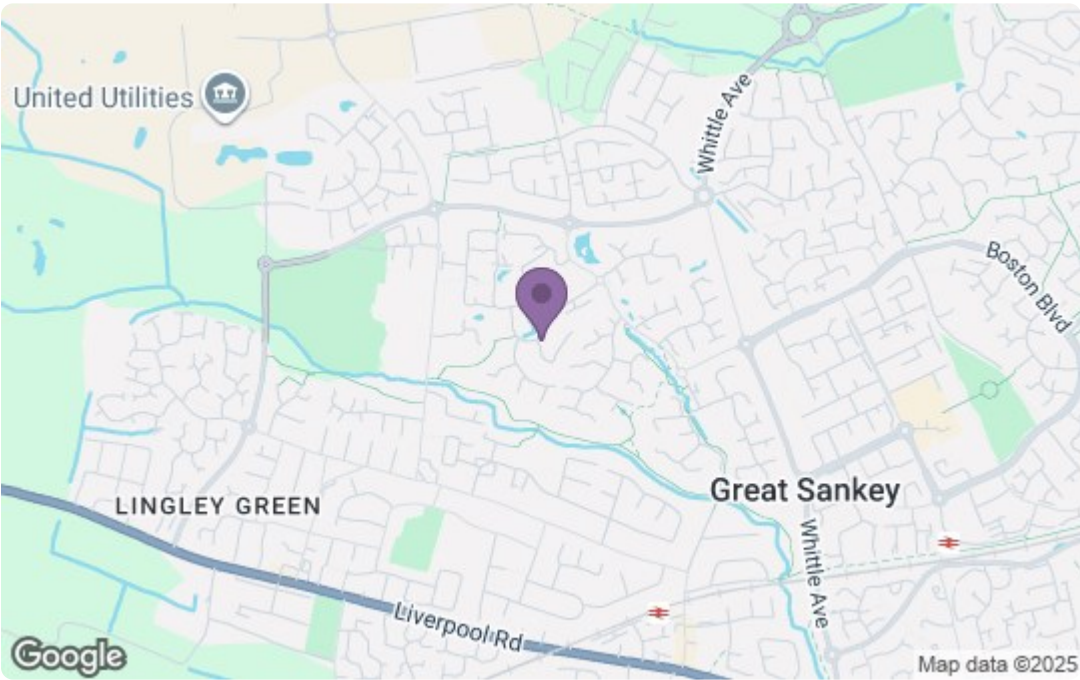


First Floor

Approx. 67.1 sq. metres (722.7 sq. feet)



Total area: approx. 164.0 sq. metres (1765.6 sq. feet)



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Environmental Impact (CO <sub>2</sub> ) Rating		
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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 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.