



HALTON KELLY
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37 California Close
Warrington, WA5 8WU

Offers In The Region Of
£409,950

BEAUTIFUL Freehold Detached, Extended ACCOMMODATION, CUL-DE-SAC Position, No Onward Chain CONSIDERED, THREE Reception Rooms, Four BEDROOMS, EN-SUITE & Family Bathroom, Utility & Downstairs WC, ESTABLISHED Gardens, Double Driveway & Garage.

Nestled in the desirable area of California Close in Great Sankey, Warrington, this impressive detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking a welcoming home. The layout includes three well-appointed reception rooms, providing ample space for relaxation, entertaining, or even a home office.

Having been owned from new, this residence has been thoughtfully upgraded over the years, ensuring that it meets the needs of contemporary living while retaining its charm. The two bathrooms are designed for convenience, catering to the demands of a busy household.

The location is particularly appealing, with easy access to local amenities including Doctors surgery and Sainsburys supermarket. There are 3 primary schools and 3 high schools within easy walking distance along with Warrington West Station with direct links through to Manchester & Liverpool, making it a prime choice for those looking to settle in a vibrant community. This home not only offers generous living space but also the opportunity to enjoy a lifestyle that balances tranquillity with accessibility.

In summary, this detached, Freehold house on California Close is a remarkable find on a quiet cul-de-sac, combining spacious living areas, modern upgrades, and a fantastic location. It is a perfect opportunity for anyone looking to make a house their home in Great Sankey.

ENTRANCE HALLWAY

UPVC double glazed front door, laminate wood flooring, ceiling coving, stairs to first floor, cloakroom cupboard and central heating radiator.



WC

UPVC double glazed window to the front elevation, low level WC, vanity sink unit, central heating radiator and laminate wood flooring.



LOUNGE

14'8" x 16'6" (4.49 x 5.05)

UPVC double glazed box bay window to the front elevation, living flame gas fire with marble surround and hearth, under stair storage cupboard, ceiling coving and laminate wood flooring.



DINING AREA

10'2" x 9'0" (3.12 x 2.76)

UPVC double glazed doors to the conservatory, central heating radiator, ceiling coving and laminate wood flooring.



DINING AREA 2



CONSERVATORY

10'2" x 11'3" (3.10 x 3.44)

UPVC double glazed walls and roof,
insulated floor, laminate flooring, central
heating radiator and heating/aircon unit.



KITCHEN/DINER

14'3" x 9'3" (4.35 x 2.83)

UPVC double glazed window to the rear elevation, Oak style shaker kitchen with complimentary granite worksurfaces incorporating 1 1/2 bowl sink and drainer unit with mixer tap, integrated gas hob with extractor over, dishwasher, separate microwave/oven/grill, additional oven/grill, concealed spot lighting, ceiling spot lighting, breakfast bar with storage, vinyl flooring and central heating radiator.



KITCHEN/DINER 2



UTILITY

13'1" 36'1" x 19'8" 16'4" (4' 11 x 6'5")
Glazed metal clad door to the rear elevation with cat flap, oak style units with ceramic worksurfaces, space for washing machine, fridge/freezer & dryer, solid core single leaf fire door accessing garage, shelf storage, ceiling hatch to access utility room loft space, central heating radiator and vinyl flooring.

**GARAGE**

Up and over door, power, light, external side access single leaf door (metal clad) and ceiling hatch to access garage loft space (non standard storage added)

LANDING

Loft hatch. (Loft boarded with light) Airing cupboard with hot water cylinder.



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MAIN BEDROOM

11'10" x 9'4" (3.62 x 2.87)

UPVC double glazed window to the rear elevation and central heating radiator.



EN-SUITE

5'8" x 5'6" (1.75 x 1.69)

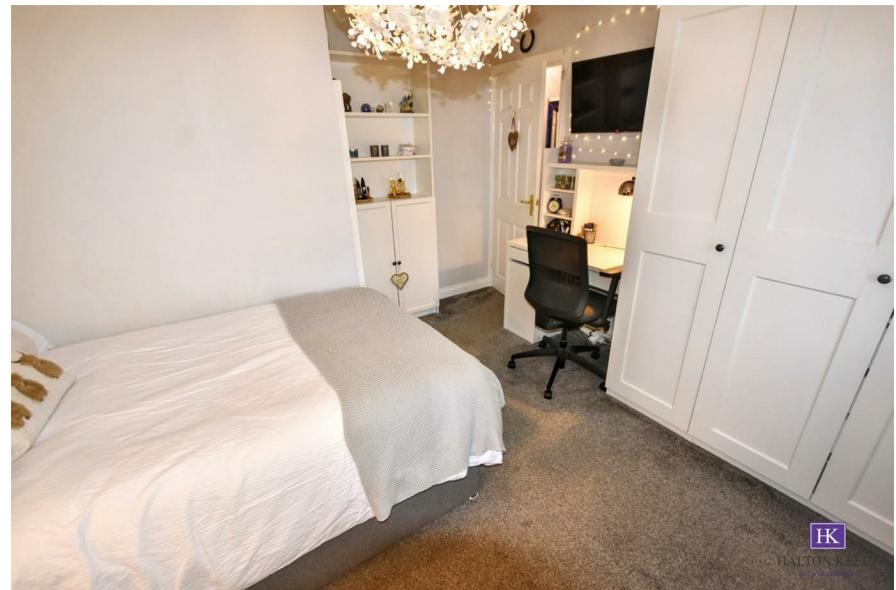
White suite comprising shower cubicle with mains shower, low level WC, vanity sink unit, fully tiled walls, wall mounted mirror cabinet, vinyl flooring, chrome heated towel rail and spot lighting.



BEDROOM TWO

11'11" x 8'8" (3.64 x 2.65)

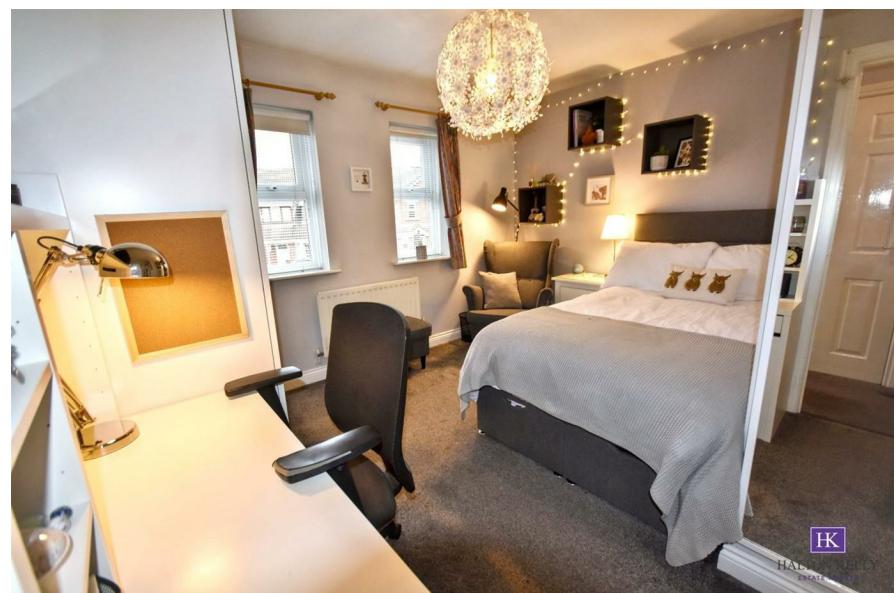
Two UPVC double glazed windows to the front elevation, inbuilt wardrobe single/small double and central heating radiator.



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BEDROOM THREE

9'1" x 7'1" (2.77 x 2.16)

Two UPVC double glazed windows to the front elevation, inbuilt storage and central heating radiator.



BEDROOM FOUR

9'6" x 6'3" (2.91 x 1.92)

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM

6'0" x 7'3" (1.84 x 2.21)

White suite comprising 'super deep' insulated panelled bath with 10kw shower over, vanity sink unit, low level WC, fully tiled walls, spot lighting, chrome heated towel rail, illuminated and heated vanity mirror and vinyl flooring.



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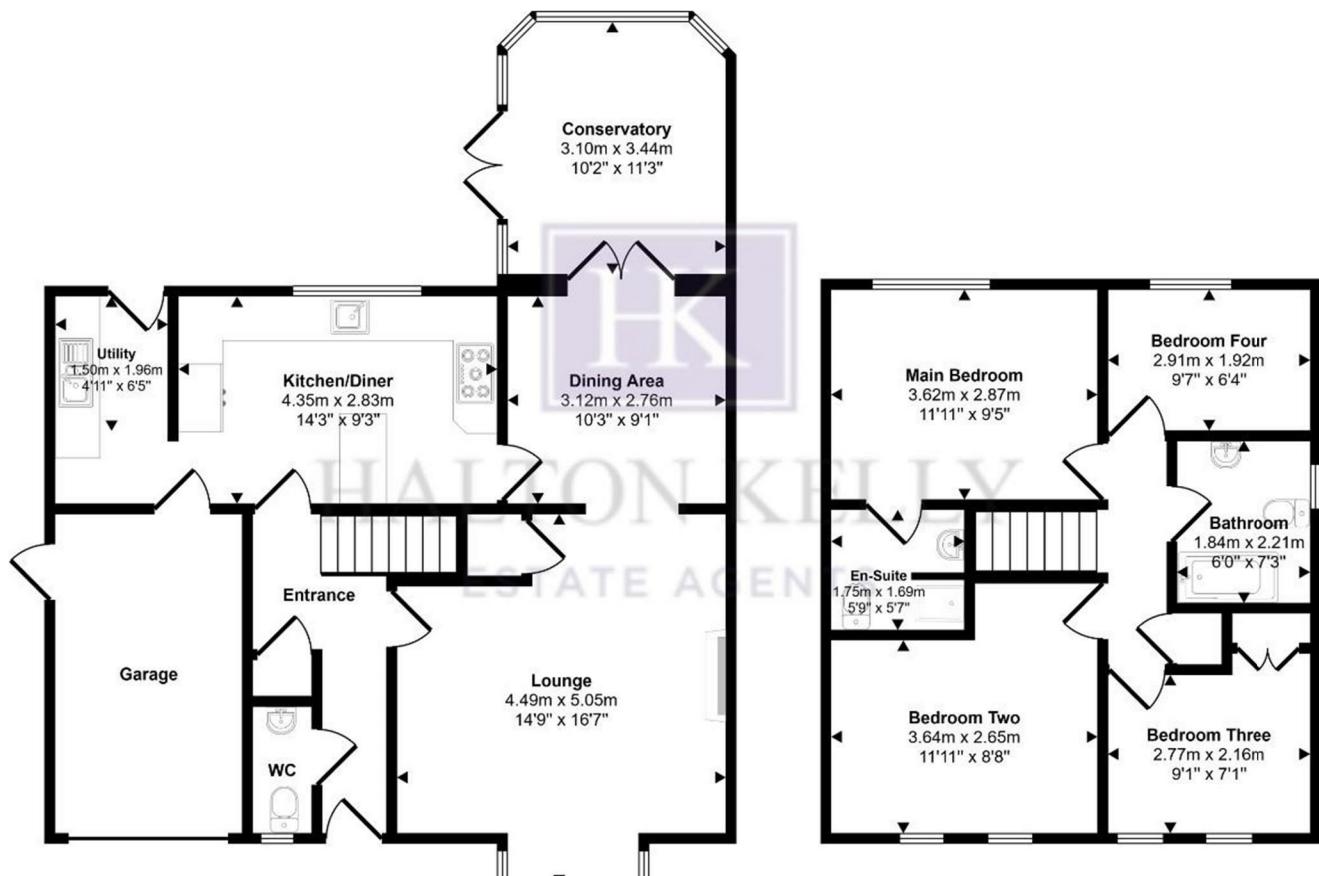
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GARDEN

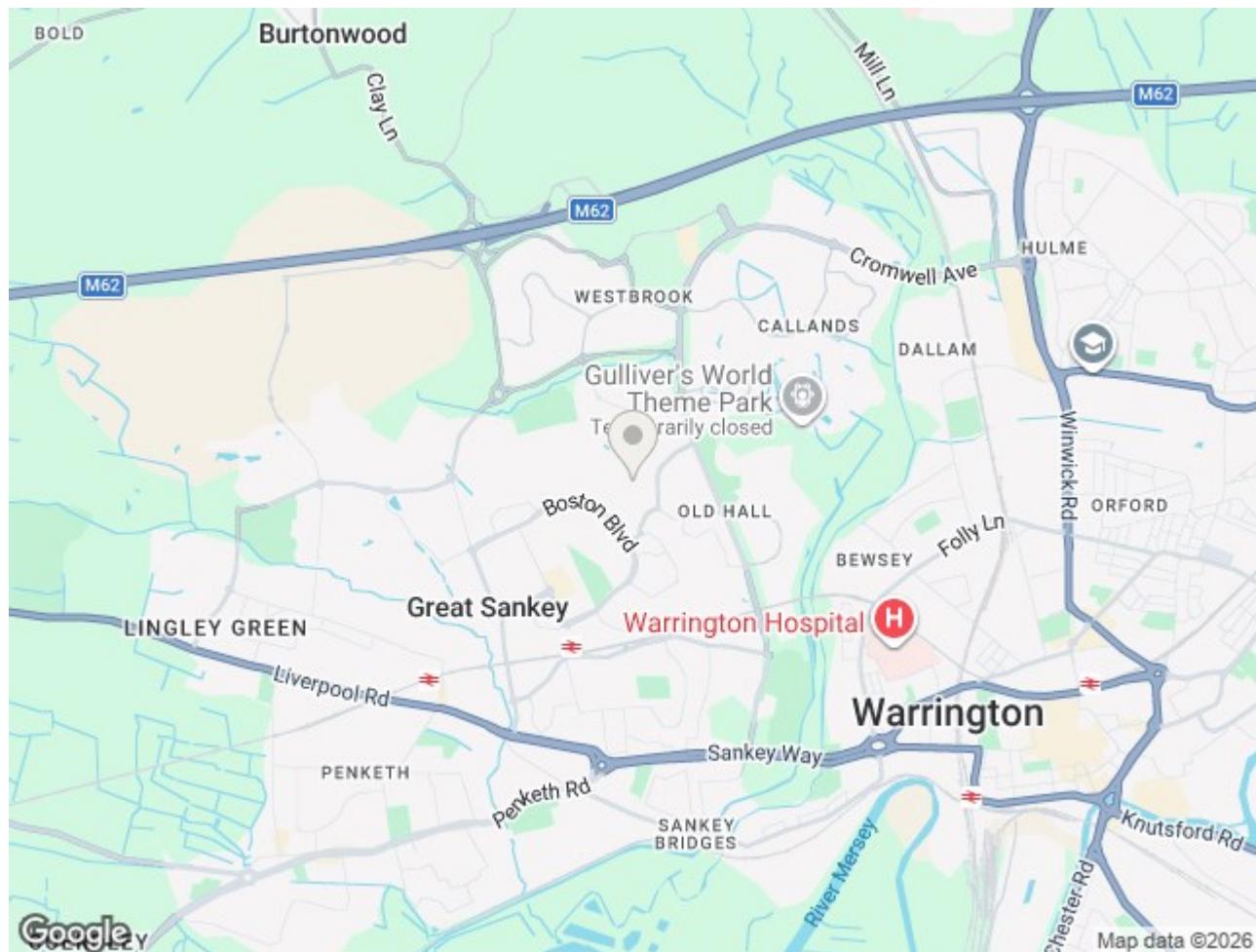
Low maintenance front garden with mature shrubs, timber post features, blue slate chippings, natural stone paving, tarmacadam driveway and timber gates either side. The rear garden is well established with natural stone paved patio area, lawned section, mature shrubbery and hedges with blue slate chipping feature sections.

**OUTSIDE**

Approx Gross Internal Area
130 sq m / 1401 sq ft



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	

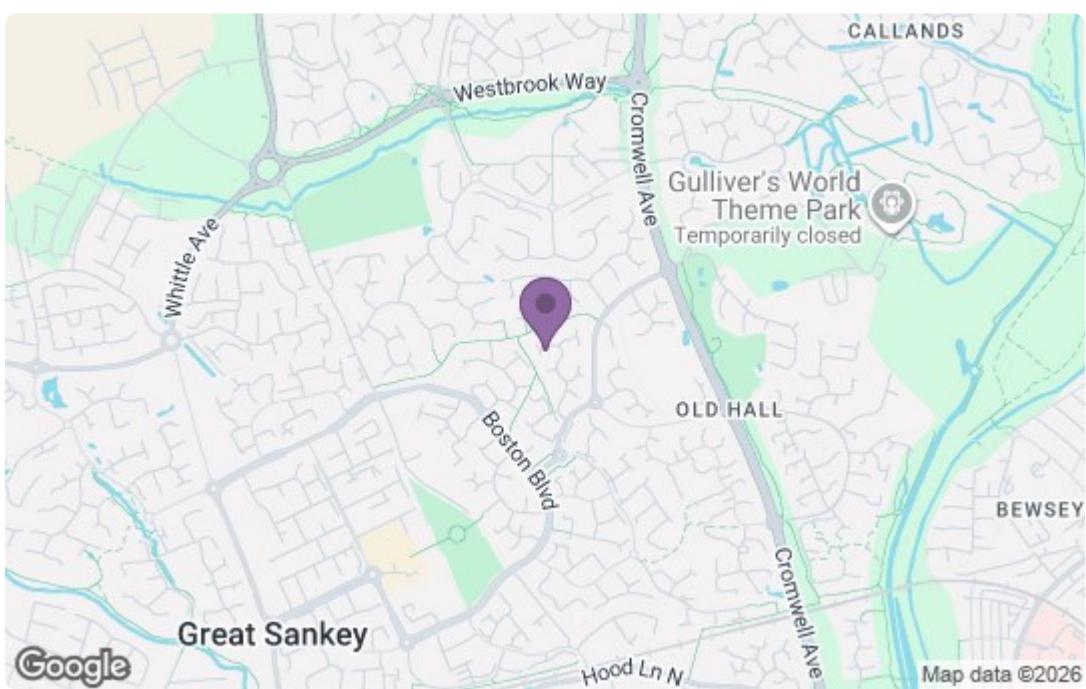
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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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.