



Substantial Detached Family Home
Four Bedrooms + Ensuite



Scope For Improvement
Sought After Cul-De-Sac Position



West Facing Rear Garden
No Chain Delay

Calderfield Close
Stockton Heath, Warrington, WA4 6PJ

Guide Price £600,000

A substantial detached family home occupying a favourable elevated position within this highly sought after development.

The accommodation offers excellent scope for updating / extension and briefly includes; entrance hall, cloaks / WC, study, lounge, dining room, kitchen / breakfast room, utility, four well proportioned bedrooms, ensuite and bathroom. Outside there is driveway parking for two cars, a double garage and a lovely West facing garden to the rear.

No Chain Delay With This Sale.

Ground Floor

Entrance Hall 16' 3" x 6' 9" (4.95m x 2.06m)

Fitted storage cupboard. Central heating radiator. Double glazed window. Staircase to first floor.



Cloakroom 5' 6" x 3' 11" (1.68m x 1.19m)

Fitted with a low suite WC and wash hand basin. Central heating radiator. Double glazed window.

Study 10' 3" x 8' 7" (3.12m x 2.61m)

Central heating radiator. Double glazed bay window.



Lounge 18' 2" max into bay x 13' 0" (5.53m x 3.96m)

Feature fireplace housing a 'living flame' effect gas fire. Two central heating radiators. Double glazed bay window. French doors opening to:-



Dining Room 13' 1" x 9' 0" (3.98m x 2.74m)

Central heating radiator. Double glazed windows and french doors opening to the rear garden.



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Kitchen 11' 3" x 10' 1" (3.43m x 3.07m)

Furnished with a range of base storage units with laminate work surfaces over and matching wall cupboards above. Inset 4-ring gas hob with extractor hood over. Inbuilt double oven. Inset 1.5 bowl sink and drainer unit. Plumbing for an automatic dishwasher. Two double glazed windows. Open to:-

**Breakfast Area** 8' 5" x 7' 4" (2.56m x 2.23m)

Central heating radiator. Double glazed window.

**Utility Room** 7' 6" x 6' 4" (2.28m x 1.93m)

Base storage units with laminate work surfaces over. Inset sink and drainer unit. Plumbing for an automatic washing machine. Space for a tumble dryer. Gas fired central heating boiler. Central heating radiator. Double glazed window. Double glazed door to side. Integral access door to garage.

**First Floor****Landing** 15' 6" x 6' 3" (4.72m x 1.90m)

Loft access point. Airing cupboard housing hot water cylinder. Central heating radiator. Double glazed window.

Bedroom One 13' 10" x 13' 0" max into bay (4.21m x 3.96m)

Fitted wardrobes. Central heating radiator. Double glazed bay window.

View From Bedroom One

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Ensuite 7' 3" x 4' 11" (2.21m x 1.50m)

Fitted with a three piece suite comprising of tiled shower cubicle, a low suite WC and wash hand basin. Extractor fan. Central heating radiator. Double glazed window.



Bedroom Three 11' 3" max x 8' 10" (3.43m x 2.69m)

Central heating radiator. Double glazed window.



Bedroom Four 12' 3" max x 8' 11" (3.73m x 2.72m)

Central heating radiator. Double glazed bay window.



Bedroom Two 12' 5" x 9' 4" (3.78m x 2.84m)

Central heating radiator. Double glazed window.



Bathroom 7' 8" x 6' 3" (2.34m x 1.90m)

Fitted with a three piece suite comprising of a panelled bath, a low suite WC and wash hand basin. Central heating radiator. Double glazed window.



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Outside

Garage & Driveway Parking 18' 0" x 16' 1" (5.48m x 4.90m)

Two 'up and over' style front doors. Power and light supplied. Integral access door to Utility Room. Driveway parking for two cars.

Gardens

To the rear there is a lovely West facing garden offering a good degree of privacy.



Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

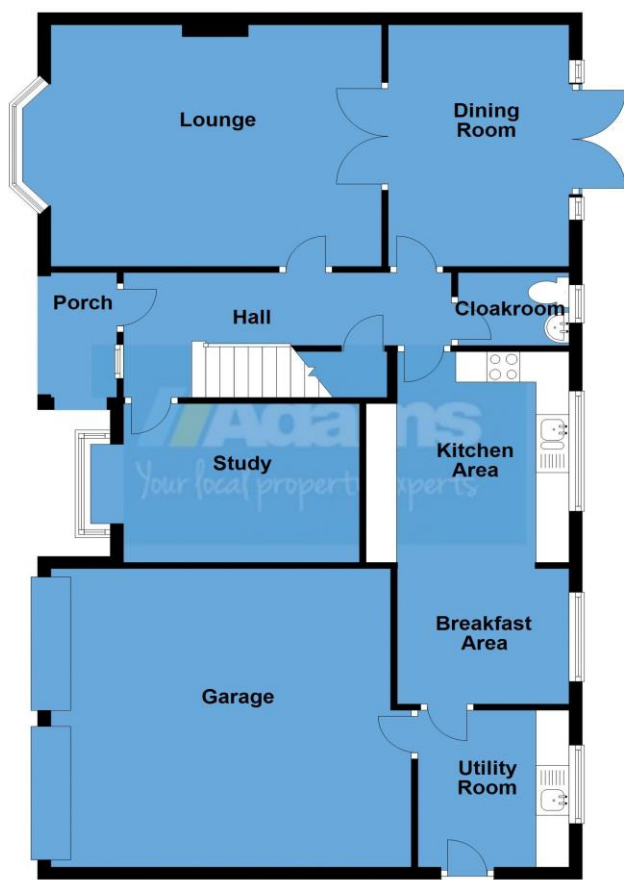


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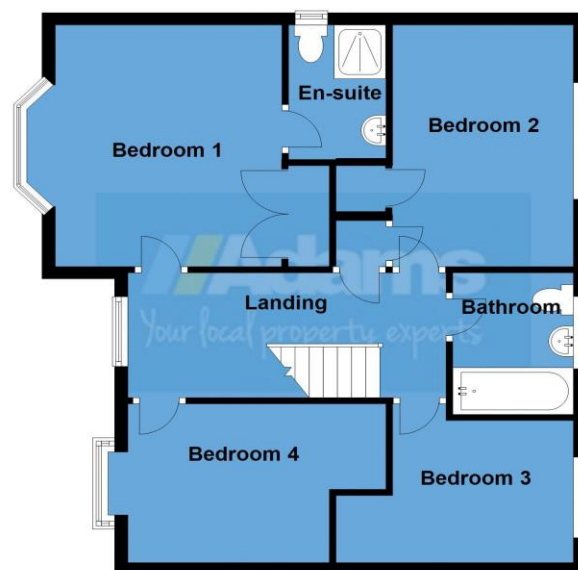
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Ground Floor



First Floor



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