



126 Shackleton Close
Old Hall, Warrington WA5 9QE

Offers Around
£439,950

DETACHED family home, CORNER plot, FIVE bedrooms, THREE reception rooms, LARGE conservatory, FREEHOLD title, TURN KEY property, ANNEXE, TWO en suites, WOODLAND outlook.

Halton Kelly Estate Agents are delighted to offer for purchase this exceptional five bedroomed detached property which is immaculately presented throughout and a credit to its current owners. Situated on a good sized corner plot, tucked away in a small cul de sac with a lovely woodland outlook, an impressive double garage conversion, large conservatory with solid roof insulation and a fabulous fitted kitchen.

The layout comprises entrance hall, family lounge with feature fireplace, separate dining room with open access to the large conservatory, fabulous fitted kitchen, utility room, study and annexe accommodation with a second en suite. To the first floor is the master bedroom with a comprehensive range of fitted wardrobes and en suite facilities, three further bedrooms and a family bathroom suite. To the front of the property is a block paved driveway, enclosed landscaped rear garden with timber decking areas. We would highly recommend an internal viewing of the property to appreciate the accommodation on offer.

DONT MISS THIS!!

Please contact our office for further information and accompanied viewing arrangements.

FRONT OUTLOOK



ENTRANCE HALL

Stairwell leading to the first floor accommodation, covered ceiling, double opening doors leading through to family lounge and laminate flooring.



GROUND FLOOR W.C

Two piece suite, wash hand basin, part tiled walls, chrome wall radiator, ceiling spotlights, UPVC double glazed window to the side elevation and tiled floor.



FAMILY LOUNGE

14'4" x 11'11" (4.37m x 3.63m)

Attractive family lounge with bay UPVC double glazed window to the front elevation, feature electric fireplace to surround, coved ceiling and access door to the dining room.



DINING ROOM

10'7" x 9'9" (3.23m x 2.97m)

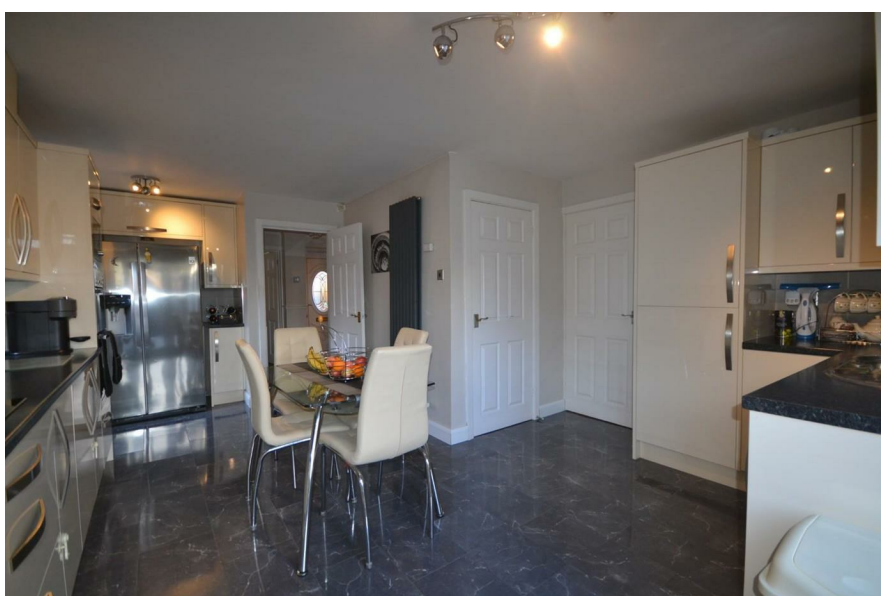
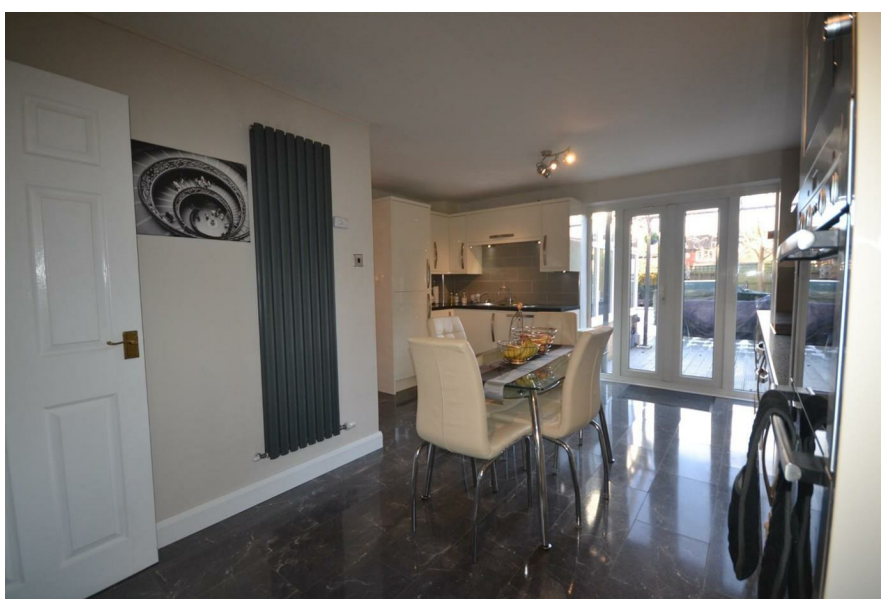
Separate dining room with open access to conservatory, laminate flooring and coved ceiling.



KITCHEN

17'8" x 13'10"max (5.38m x 4.22mmax)

Fabulous fitted kitchen with a range of high gloss wall and base units incorporating a single bowl drainer with mixer tap, integral dishwasher, built in double oven and microwave, induction hob with extractor above, understairs storage cupboard (can be used as pantry, double doors leading to the rear garden, UPVC double glazed external door to the side elevation, access to concealed Baxi boiler, recess for American style fridge freezer and feature anthracite vertical radiator.



CONSERVATORY

17'8" x 12'8" (5.38m x 3.86m)

Large UPVC double glazed conservatory with solid roof, ceiling spotlights, wall radiator, wood laminate flooring and double opening patio doors to rear garden.



STUDY

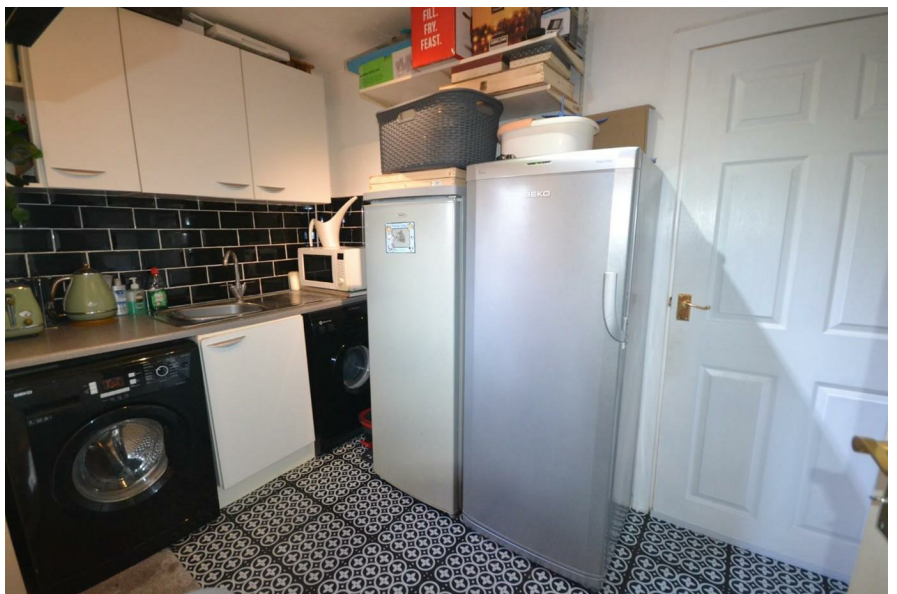
9'0" x 6'10" (2.74m x 2.08m)

UPVC double glazed window to the front elevation, laminate flooring, coved ceiling and access door to the utility room.

**UTILITY ROOM**

9'11" x 6'3" (3.02m x 1.91m)

Part of the converted double garage, fitted with a range of wall and base units incorporating a single bowl sink unit with mixer tap, plumbing for washing machine and access door to bedroom two.



BEDROOM TWO

9'9" x 11'11" (2.97m x 3.63m)

A great sized second bedroom as part of the garage conversion, dual bay UPVC double glazed window to the front elevation, a spacious dressing area and access to en suite two. Please note the accommodation in the double garage conversion has a separate central heating boiler (brand Alpha).



DRESSING AREA



EN SUITE TWO

9'4" x 6'1" (2.84m x 1.85m)

A good sized modern three piece shower suite with enclosed shower, wash hand basin and chrome wall radiator.



LANDING

Loft access with light and access to storage cupboard.



MASTER BEDROOM

12'5" x 12'3" (3.78m x 3.73m)

Double bedroom with a range of fitted wardrobes, bedside cabinets and dressing table, UPVC double glazed window to the front elevation and access door to the three piece shower suite.



EN SUITE

Modern three piece suite, wash hand basin, tiled floor to walls, UPVC double glazed window to the front elevation and chrome wall radiator.

**BEDROOM THREE**

10'9" x 9'5" (3.28m x 2.87m)

A third double bedroom with a UPVC double glazed window to the front elevation.

**BEDROOM FOUR**

10'9" x 9'5" (3.28m x 2.87m)

A fourth double bedroom with a UPVC double glazed window to the rear elevation.



BEDROOM FIVE

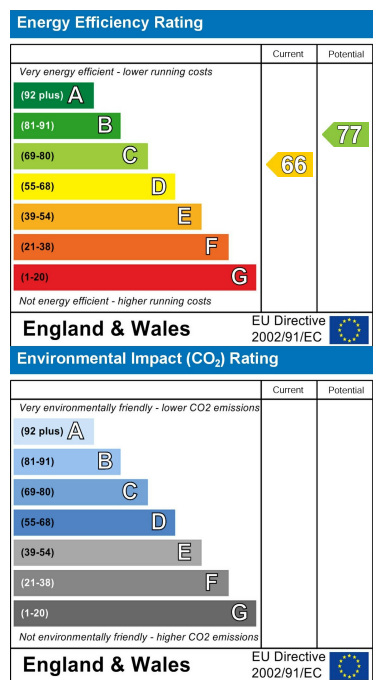
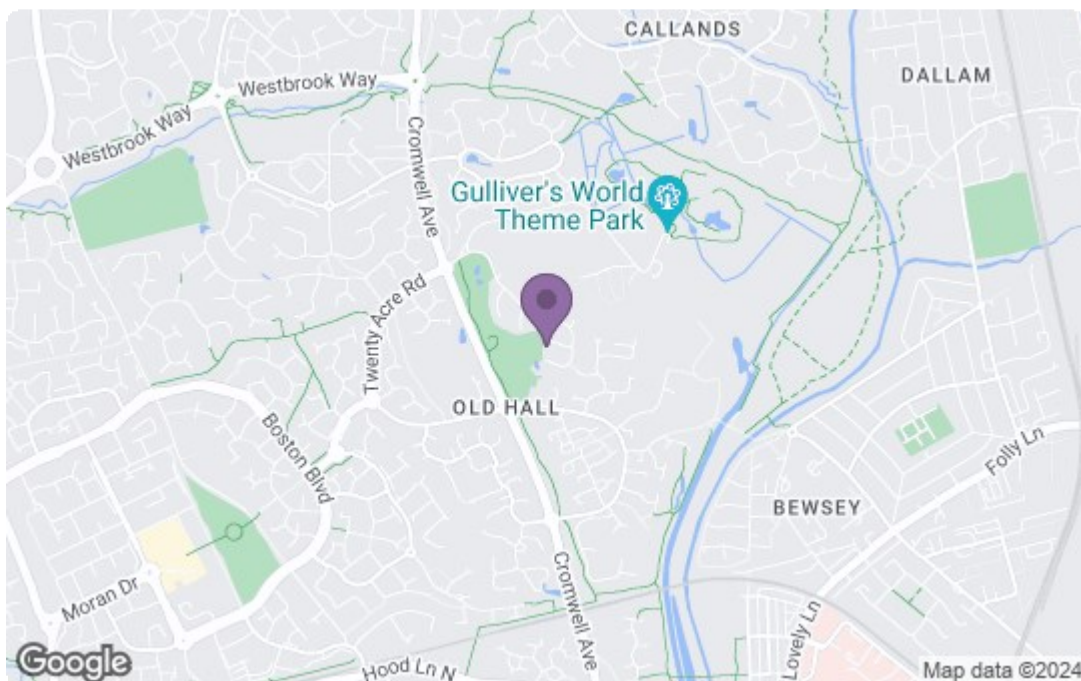
13'6" x 6'3" (4.11m x 1.91m)

A good sized single bedroom with a UPVC double glazed window to the rear elevation.

**FAMILY BATHROOM**

Three piece family bathroom suite with shower over bath, screen, w.c, wash hand basin, part tiled walls, tiled floor, chrome wall radiator and UPVC double glazed window to the rear elevation.





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.