



22 Cabot Close
Old Hall, Warrington WA5 9QQ

Offers Over
£312,000

DETACHED HOUSE, FOUR Bedrooms, En Suite facilities, MODERNISATION required, FREEHOLD Title, NO chain Part UPVC double glazing, DETACHED single Garage, easy walk to Asda centre, great PROJECT house.

Halton Kelly are pleased to offer for purchase this four bedroom detached house, with en suite and single detached garage, we are advised it is Freehold Title. In need of modernising and part uPVC double glazed, it offers excellent family accommodation and is a blank canvas for the purchaser to put their own mark on it. Set in a quiet cul de sac, it is within easy walking distance of Westbrook Centre. Briefly comprising Entrance Hall, ground floor W.C., bay fronted Family Lounge, Open Plan Kitchen/Dining area with uPVC patio doors to the rear garden, Utility area, Landing, Master Bedroom with En suite, three further bedrooms and family bathroom.

Outside to the front is driveway parking to double gates and further parking to a single detached Garage, the rear garden is mainly to lawn with well established trees and patio area.

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

ENTRANCE HALL

Under stairs storage cupboard and access to stairwell.



GROUND FLOOR W.C.

Single glazed window and two piece suite.



FAMILY LOUNGE

17'1 x 10'7 (5.21m x 3.23m)

Bay fronted Family Lounge with double glazed window.



KITCHEN/DINER

19'6 x 11'2 maximum (5.94m x 3.40m maximum)

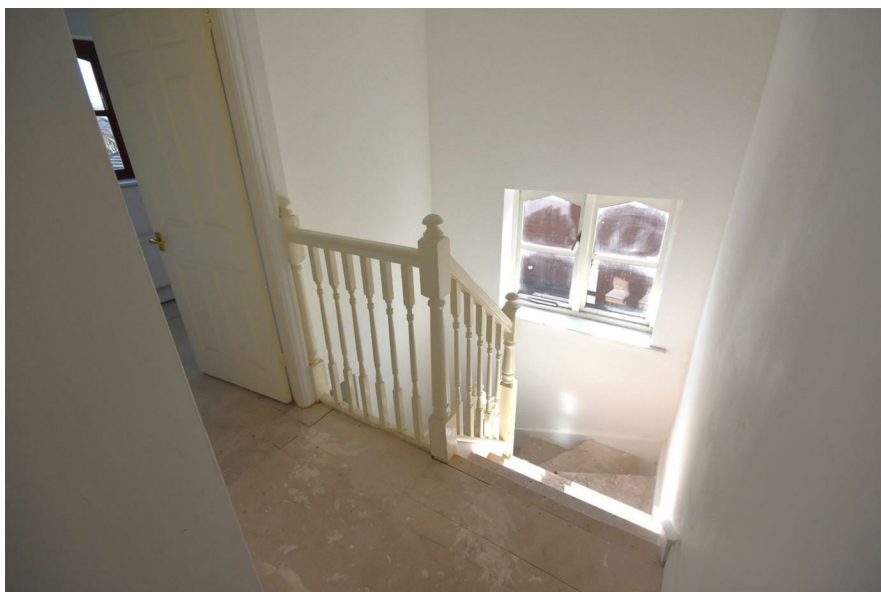
Fitted with wall and base units, single bowl drainer, electric oven, four ring gas hob, Baxi boiler (we are advised was fitted February 2023), under counter space, dining area with double opening uPVC doors to the rear garden.

**UTILITY AREA**

6'1 x 5' maximum (1.85m x 1.52m maximum)

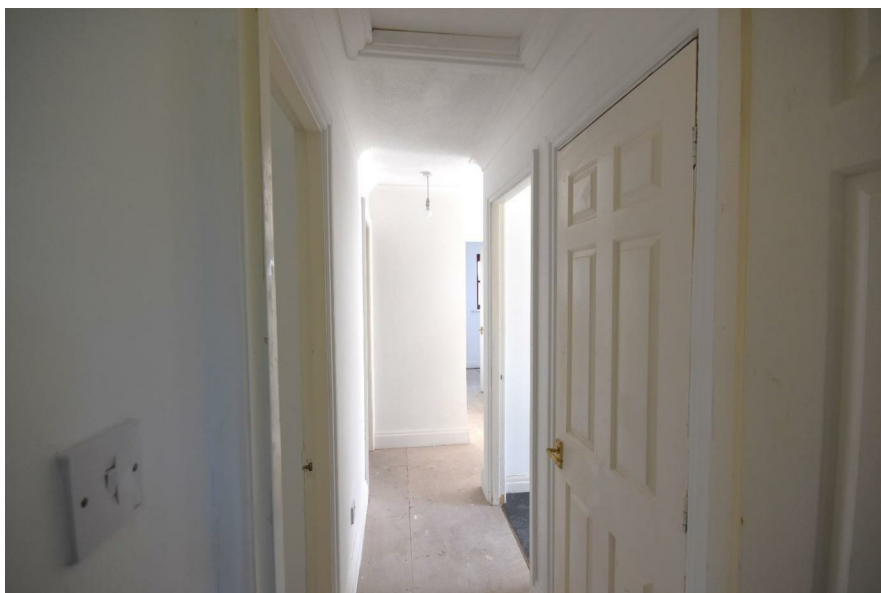
Set to the side of the Kitchen area with plumbing for washing machine and space for dryer, external door to side of property.

STAIRWELL



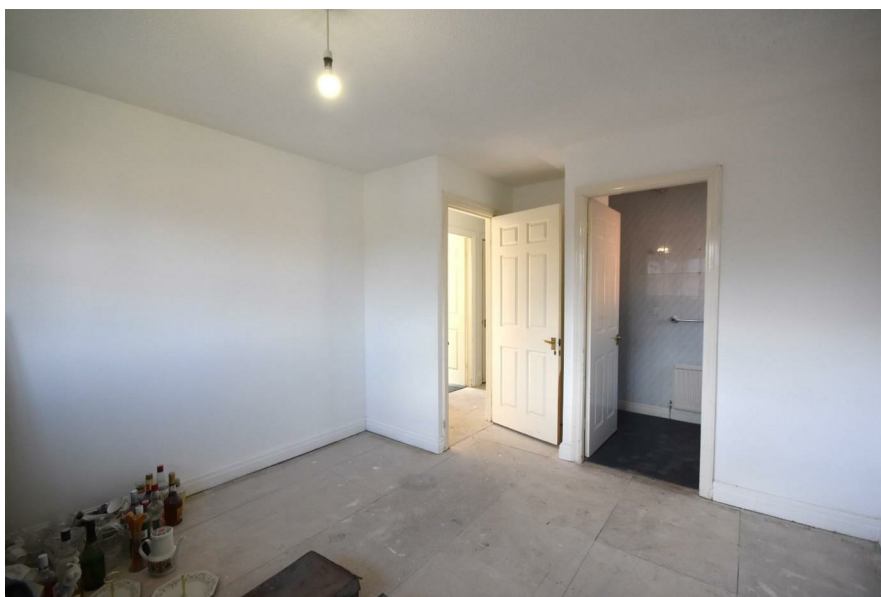
LANDING

Single glazed window, airing cupboard and access to loft.



MASTER BEDROOM

14'4 x 11'2 maximum (4.37m x 3.40m maximum)
Double bedroom with single glazed windows.



EN SUITE

Three piece shower suite with cubicle.



BEDROOM TWO

9'8 x 8'3 (2.95m x 2.51m)

Double bedroom with uPVC double glazed window.



BEDROOM THREE

11'1 x 7' (3.38m x 2.13m)

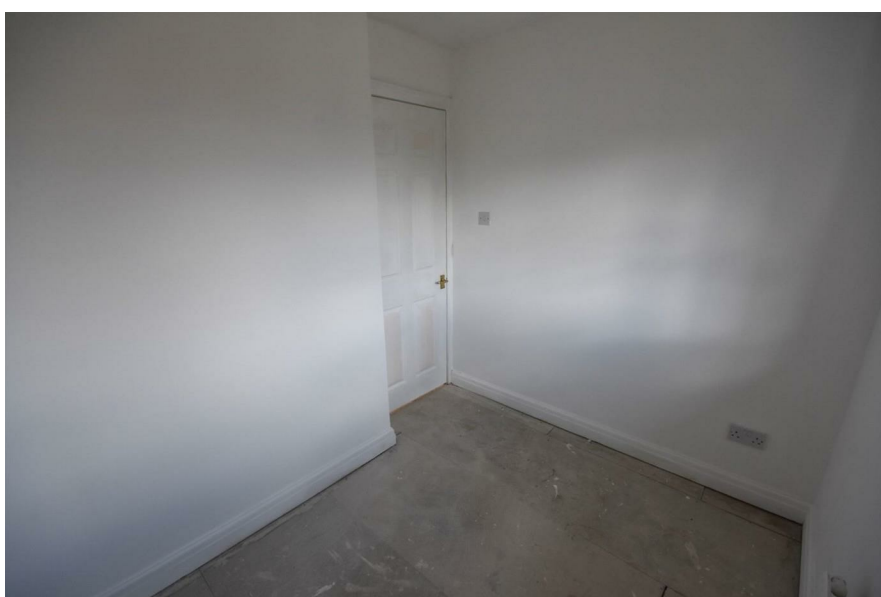
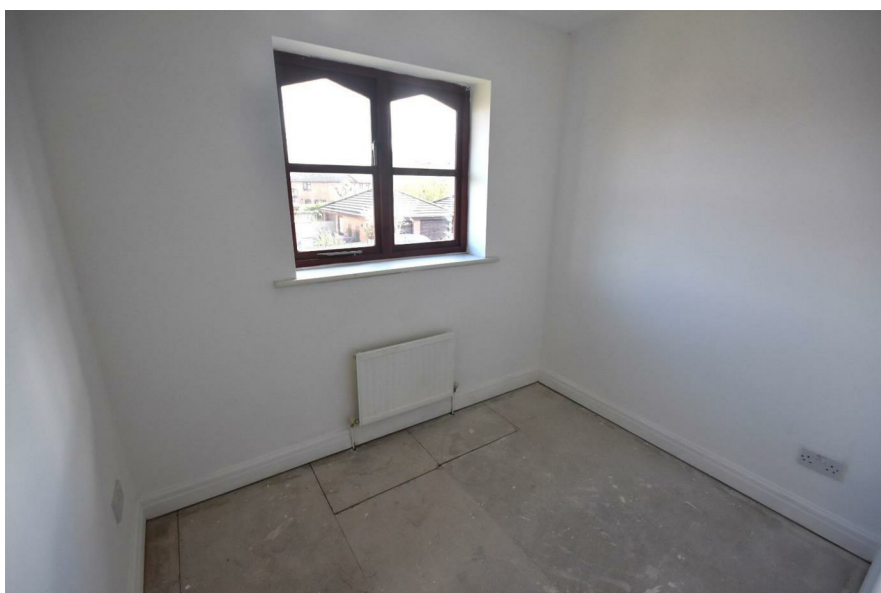
Double bedroom with uPVC double glazed window.



BEDROOM FOUR

8'2 x 7'1 (2.49m x 2.16m)

Single bedroom with single glazed window.



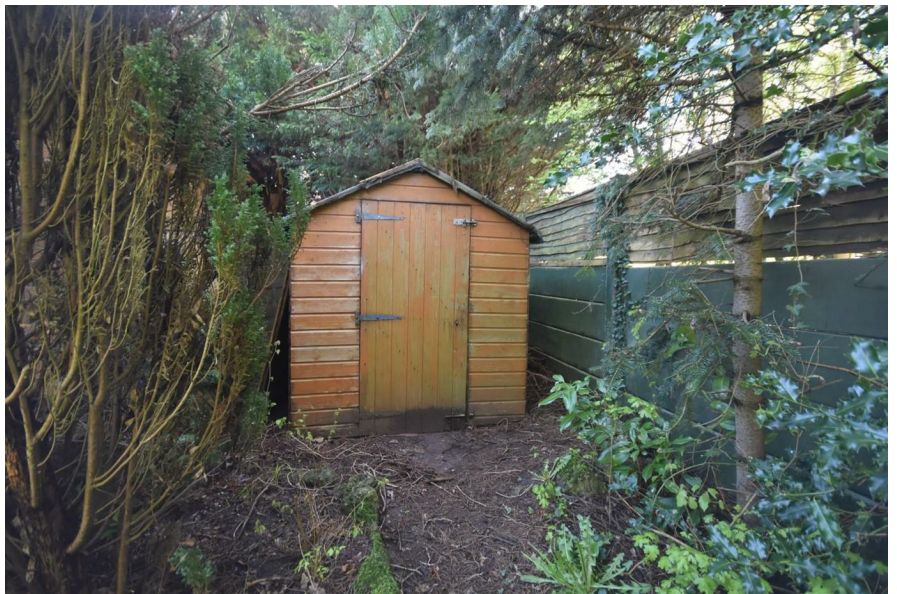
FAMILY BATHROOM

Three piece bath suite with shower over bath and screen, single glazed window.



GARDEN

Mainly to lawn with established trees, timber storage shed at the bottom of the garden, outside tap, driveway parking behind the double gates and single detached garage.

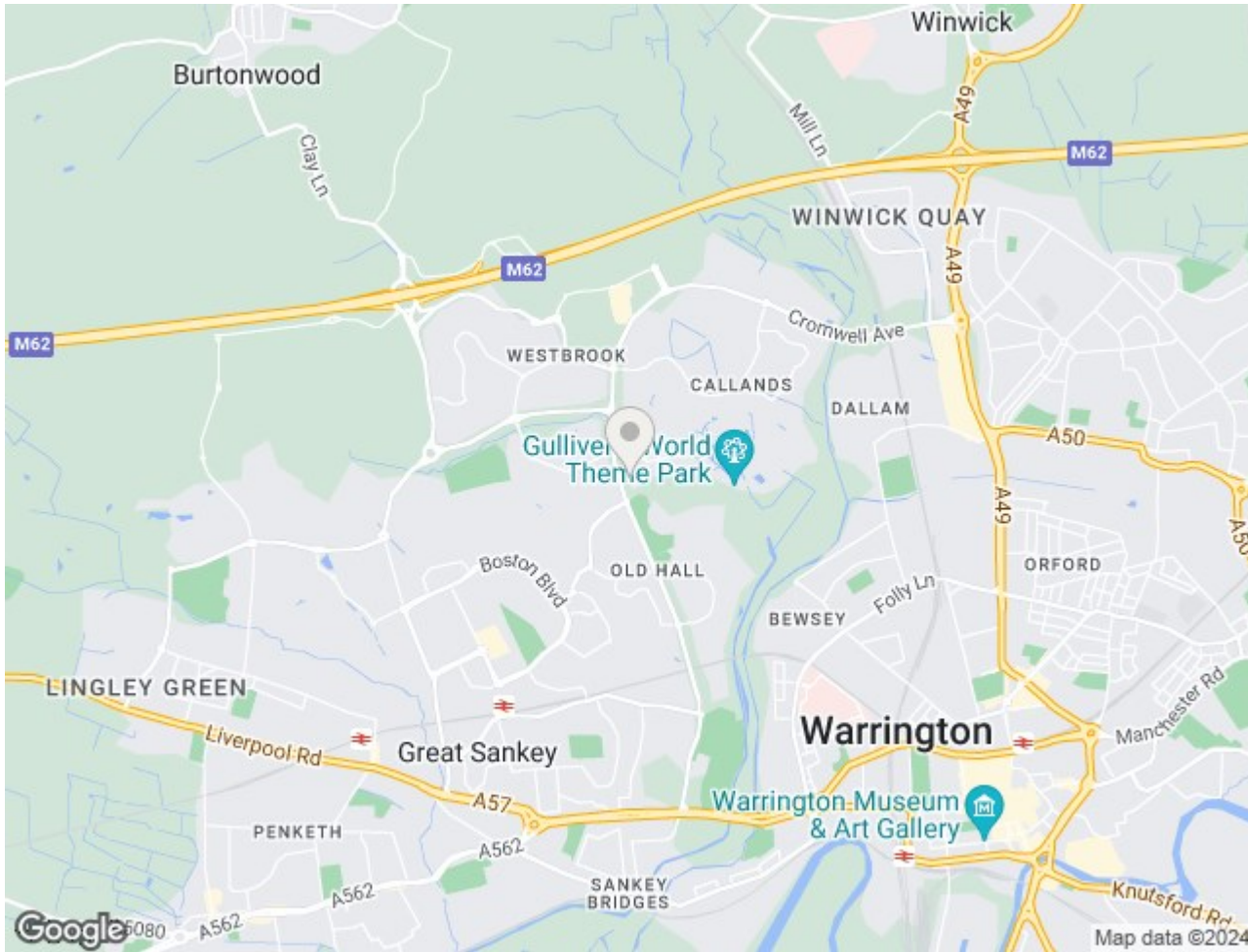


DRIVEWAY/GARAGE



VIEW OF GARDEN FROM FIRST FLOOR



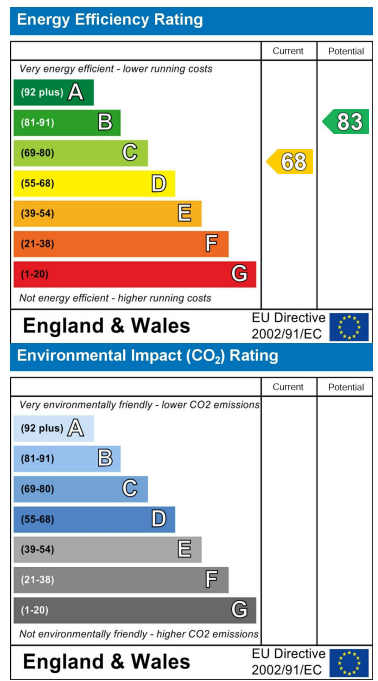
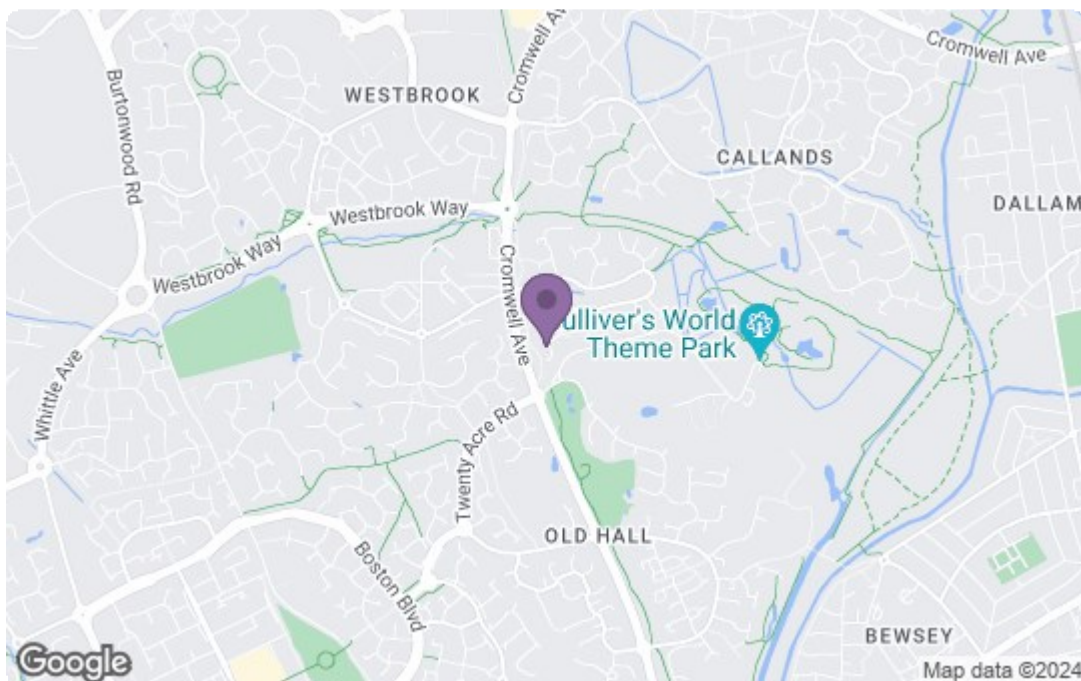


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 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.