



HALTON KELLY
INDEPENDENT PROPERTY SERVICES



173 Shackleton Close
Old Hall, Warrington WA5 9QG

Offers Over
£429,950

EXTENDED DETACHED house, FIVE Bedrooms, FREEHOLD Title, CORNER plot, MASTER bedrooms, THREE Reception rooms, EXTENSIVE Garden, CUL DE SAC position, OPEN PLAN Kitchen/Dining, EXCEPTIONAL accommodation.

Halton Kelly are delighted to offer for sale this extended detached family home, situated on a corner plot, in a quiet cul de sac. We are advised by the vendor it is Freehold Title. Extended to both floors, it offers fantastic living space, together with a Master Suite, and four further bedrooms to the first floor. Briefly comprising, open canopy brick Porch, Entrance Hall, ground floor W.C., Study/Reception room, extended Lounge, open plan fabulous fully fitted Kitchen/Dining area with twin double patio doors, Landing with access to Loft, Master Suite comprising double Bedroom, fully fitted Dressing area and En Suite with twin showers, two further double Bedrooms, two good sized single Bedrooms and Family Bathroom.

Outside to the front is driveway parking for several vehicles. The rear garden is an excellent size with timber storage shed and a large concrete shed along with patio area.

This is an absolutely fantastic home!

Please call Halton Kelly for further information and viewing arrangements.

ENTRANCE HALL

Ground floor W.C. and under stairs storage cupboard.



GROUND FLOOR W.C.

Two piece suite.



STUDY/RECEPTION

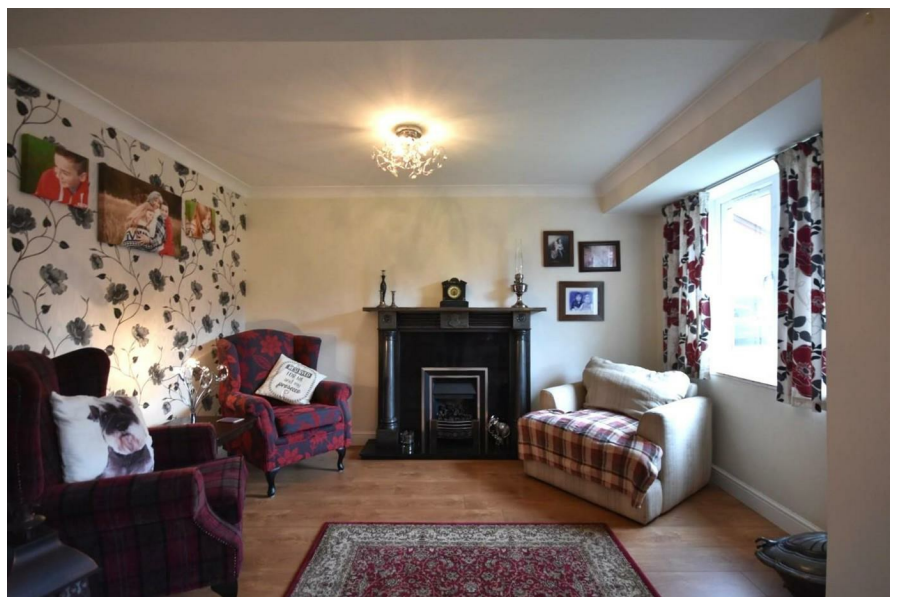
11'5 x 8'4 (3.48m x 2.54m)
Currently used as a TV room.



FAMILY LOUNGE

21' x 15'3 (6.40m x 4.65m)

Extended Family Lounge, laminate wood floor, gas fire to surround (surround may remain) and access through to the open plan Kitchen/Dining area.



FAMILY LOUNGE ALTERNATE VIEW



OPEN PLAN KITCHEN/DINING
34'5 x 10'8 (10.49m x 3.25m)



KITCHEN

17' x 10'8 (5.18m x 3.25m)

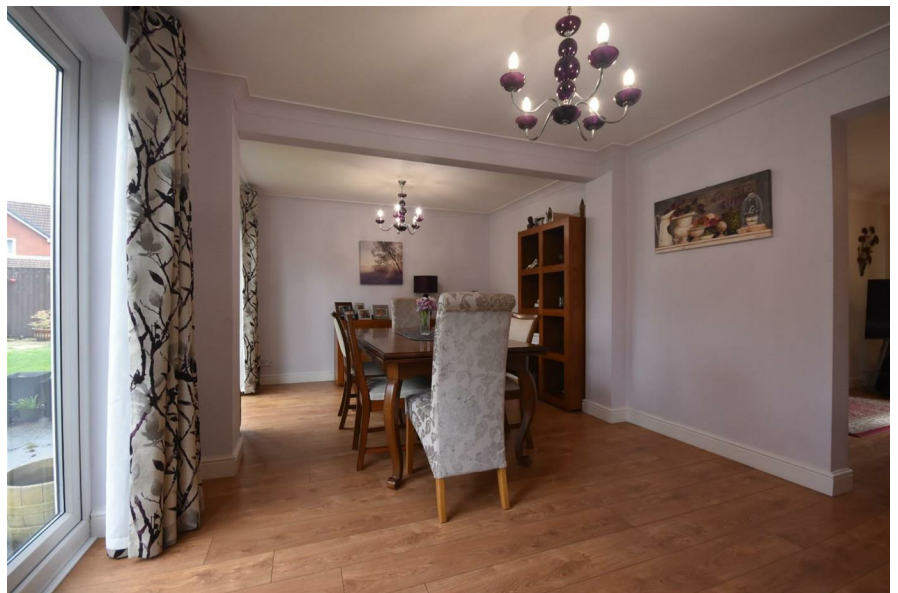
Fabulous fully fitted kitchen with fitted wall and base units, foot lights, solid Oak work tops, single bowl drainer, five ring gas hob, electric oven, integral fridge/freezer, washing machine, dryer, dish washer, full height larder cupboard, further Utility room and external door to rear garden.



DINING AREA

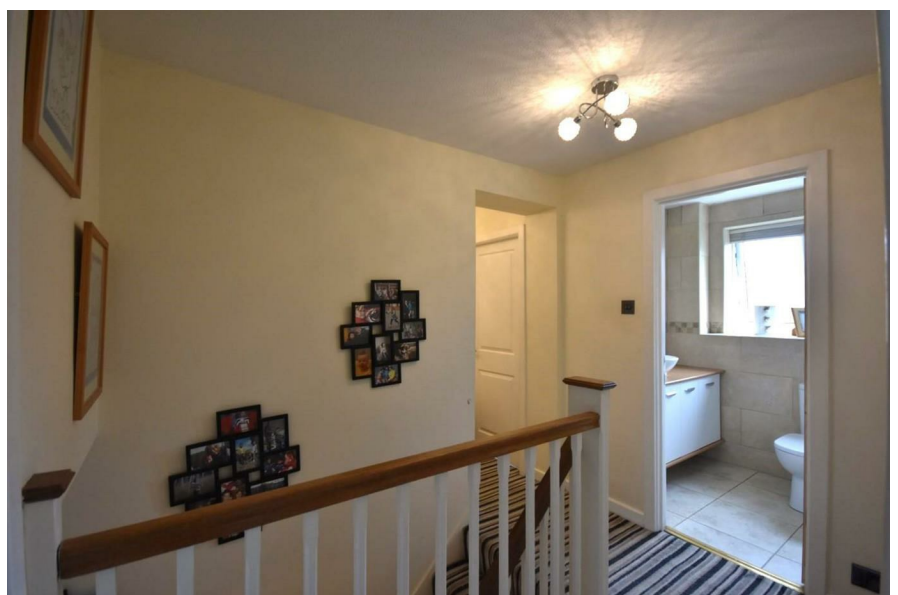
17'5 x 10'8 (5.31m x 3.25m)

Laminate wood flooring and two double patio doors to the rear garden.



LANDING

Access to airing cupboard.



MASTER SUITE

MASTER BEDROOM

15'5 x 10'3 (4.70m x 3.12m)

Double bedroom with fire window and open access to Dressing area. Access to partially boarded loft with light, via drop down ladder.



DRESSING AREA

13'3 x 6' maximum (4.04m x 1.83m maximum)

A fantastic separate dressing area, fully fitted with sliding robes to both sides, open access to En Suite.



EN SUITE

8'3 x 7'4 maximum (2.51m x 2.24m maximum)

A great sized En suite with twin shower heads behind a glass screen, W.C. and wash basin with ample storage.



BEDROOM TWO

13' x 8'3 (3.96m x 2.51m)

Double sized bedroom with fire window.



BEDROOM THREE

8'9 x 8'6 maximum (2.67m x 2.59m maximum)

Double bedroom with fitted units.



BEDROOM FOUR

11'1 x 8'3 maximum (3.38m x 2.51m maximum)
Good sized single bedroom.



BEDROOM FIVE

9'6 x 7' maximum (2.90m x 2.13m maximum)
Good sized single bedroom.



FAMILY BATHROOM

Three piece suite with shower over bath and excellent storage.



GARDEN

A fabulous sized rear garden which extends to the side of the property. Well fenced, mainly to lawn with patio area, timber storage shed, concrete shed and outside light.


**PATIO AREA****SIDE OF PROPERTY**

Access to timber storage shed and further storage unit as can be seen from the photography.


REAR ELEVATION

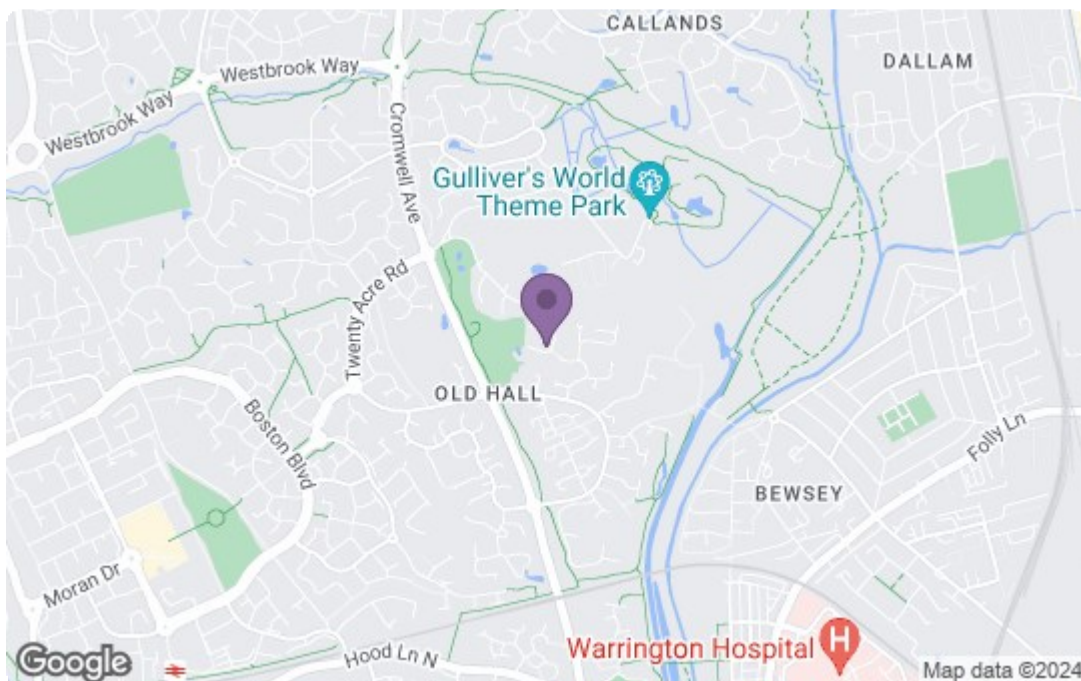


Energy Efficiency Rating

	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		
	72	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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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.