



10 Hudson Close  
Old Hall, Warrington WA5 9PY

Offers Around  
£478,950

LARGE detached property, FOUR DOUBLE bedrooms, FOUR piece Bathroom suite, UPVC double glazed Conservatory, FREEHOLD Title, SEPARATE Utility Room, FABULOUS fitted Kitchen, HUGE corner plot, LANDSCAPED gardens, VACANT POSSESSION considered.

Halton Kelly are delighted to offer for purchase, this spacious Detached family home with four double Bedrooms in a popular location which is close to schools, local amenities and motorway networks. We are advised by the vendor it is Freehold Title. Situated on a slightly elevated position, this is a large corner plot with a huge rear garden, two reception rooms, Conservatory and detached double garage with excellent parking. Briefly comprising Entrance Hallway, ground floor W.C., large Family Lounge, separate Dining Room, Conservatory with beamed ceiling and multi-fuel burner, fully fitted Breakfast Kitchen with Dining area, separate Utility Room, Landing, Master Bedroom with En Suite, three further double Bedrooms and Family Bathroom with four piece suite. Outside to the front is ample parking to a double garage and the rear garden is of an excellent size with vegetable patch.

This is an absolutely fantastic, spacious family accommodation and the vendor may consider Vacant Possession.

Please call Halton Kelly for further information and viewing arrangements.

**ENTRANCE**

Open Porch with tiled flooring, UPVC double glazed door and full height, glazed window.



**ENTRANCE HALL**

Access to stair well and under stair storage cupboard.



**GROUND FLOOR W.C.**

Two piece suite.





**FAMILY LOUNGE**

15'6 x 11'8 (4.72m x 3.56m)

Spacious family Lounge with gas fire to surround and double opening doors to the Conservatory.



**DINING ROOM**

12' x 11' (3.66m x 3.35m)

2 x double opening doors to both the family Lounge and Conservatory.



**CONSERVATORY**

21'6 x 10'2` (6.55m x 3.10m` )

An excellent sized Conservatory with wood beamed ceiling, multi-stove burner and double opening doors to the rear garden.





**KITCHEN/DINER**

16'4 x 10'4 (4.98m x 3.15m)

Dual aspect, fitted with wall and base units, 1.5 bowl ceramic drainer, integral double oven, four ring gas hob with overhead extractor and glass top breakfast table.



**UTILITY ROOM**

10'4 x 6'2 (3.15m x 1.88m)

Fitted with base units, Main combi 30 He boiler which we are advised is serviced annually, space for American style fridge/freezer, plumbing for washing machine, space for dryer and external door to side of property.



**LANDING**

Access to loft, not boarded.



**MASTER BEDROOM**

12'8 x 11'10 (3.86m x 3.61m)

Double bedroom with integral robes and access to En Suite.





**EN SUITE**

Three piece suite with double shower cubicle.



**BEDROOM TWO**

12'6 x 9' (3.81m x 2.74m)

Double bedroom to the rear elevation with integral robes.



**BEDROOM THREE**

12' x 10' (3.66m x 3.05m)

Double bedroom to rear elevation, recess wall with shelved, currently being used as storage and not photographed.

**BEDROOM FOUR**

10'4 x 10'2 (3.15m x 3.10m)

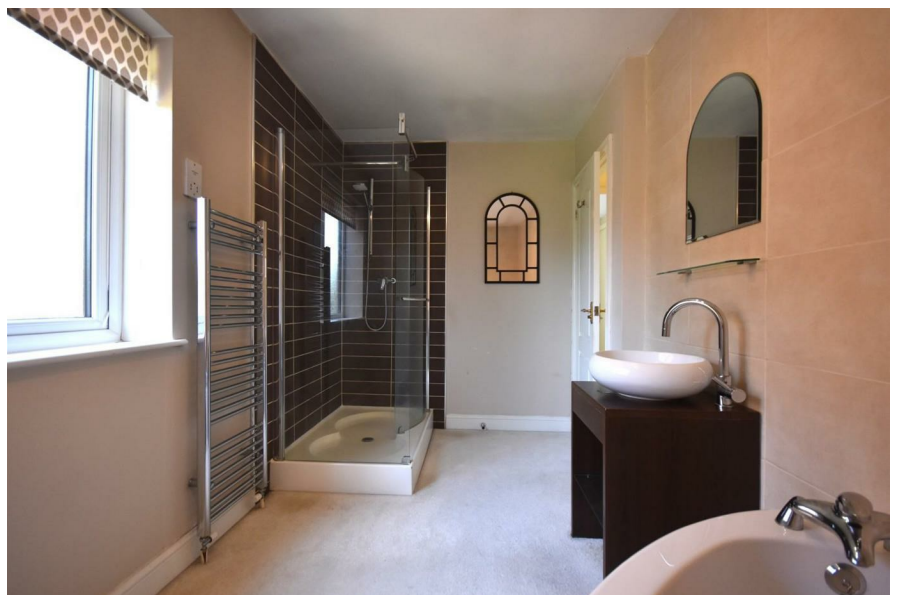
Double bedroom to the front elevation with integral robes.





**FAMILY BATHROOM**

A spacious Bathroom with four piece suite which includes a corner bath and large walk-in shower cubicle.





**GARDEN**

An excellent sized rear garden, mainly to lawn, well fenced with centre pond feature, winding paved path, timber decked patio area and a vegetable patch at the rear behind two arched hedges.





**VEGETABLE PATCH**




**REAR ELEVATION**






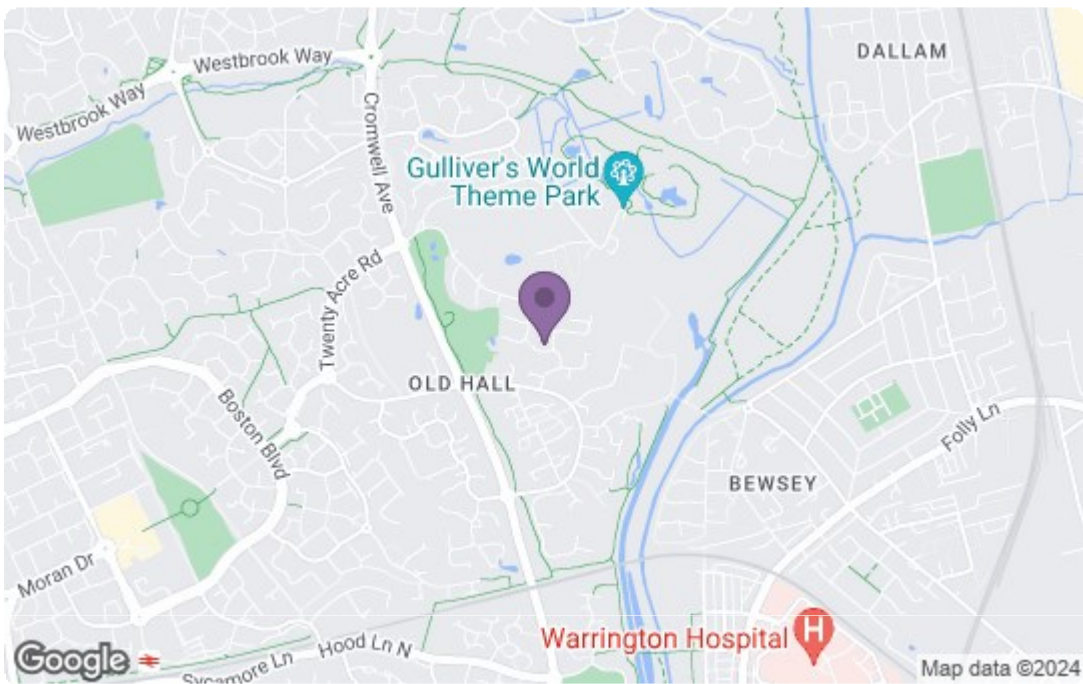
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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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.