



76 Shackleton Close
Old Hall, Warrington WA5 9QE

Offers Around
£309,950

DETACHED House, THREE bedrooms, FREEHOLD Title, TURN KEY property, FABULOUS fitted Kitchen, Garage CONVERSION, GROUND floor En Suite, WELL REGARDED address, NEW BOILER, CUL DE SAC position.

Halton Kelly are delighted to offer for purchase this well presented three Bedroom Detached family home that is a credit to the current owner. Located in a Cul de sac position it is close to schools, local amenities and motorway networks. The Garage has been converted into a lovely Bedroom with En suite Facilities. Recently fitted with new Combi boiler, Consumer Unit, wood effect flooring throughout, facias, soffits and gutters, this is just waiting for the new owner/s to move straight in.

Briefly comprising Entrance Vestibule, Family Lounge with open stair case and access door to the converted Garage, fabulous fitted Kitchen/Diner, Conservatory, Landing, Master Bedroom with two piece En Suite which includes W.C. and hand basin, two further Bedrooms and Family Bathroom.

Outside to the front is a Tarmacadam driveway with pathway to the side leading to the converted Garage. The rear garden is well fenced, mainly to lawn with three patio areas.

We are advised the property is Freehold Title.

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

ENTRANCE VESTIBULE

Access to family lounge.



FAMILY LOUNGE

15'5 x 14'10 (4.70m x 4.52m)

Attractive Family Lounge with newly fitted laminate wood effect flooring throughout, access door to Bedroom 3 with En suite, under stairs storage cupboard, open stairwell with new carpet and newly fitted double opening doors to the Kitchen/Diner.



KITCHEN/DINER

14'8 x 9'1 (4.47m x 2.77m)

Fabulous fitted Kitchen with a range of wall and base units, gas hob with overhead extractor, single bowl drainer, integral oven, microwave, fridge/freezer, washing machine, dishwasher (we are advised the oven, microwave, dishwasher and washing machine are all new), space for dining table and new double opening doors to the Conservatory.



CONSERVATORY

10'11 x 7'1 (3.33m x 2.16m)

Laminate flooring and double opening doors to rear the Garden.



BEDROOM THREE

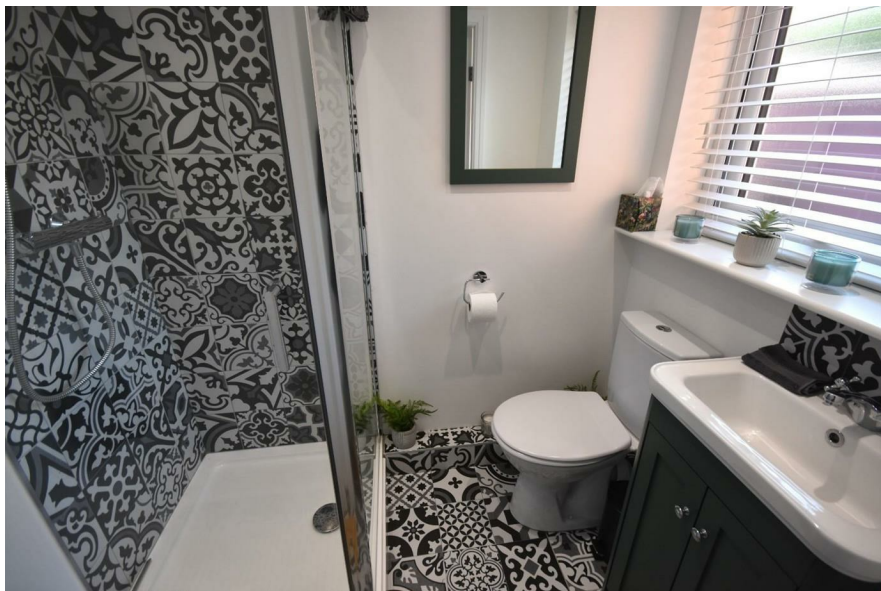
11'1 x 7'1 (3.38m x 2.16m)

Garage conversion accessed from the Family Lounge (currently used as bedroom three) access to Combi boiler (we are advised was fitted December 2023), loft hatch, En suite and external door to the Garden.

EN SUITE

7'3 x 6'1 (2.21m x 1.85m)

A newly fitted three piece modern shower suite with tiled flooring to part tiled wall and wash hand basin with under storage cupboard.



LANDING

Newly fitted carpet access to part boarded loft via drop down ladder.



MASTER BEDROOM

14'10 x 12'4 (4.52m x 3.76m)

Dual aspect double Bedroom to the front elevation with over stairs storage cupboard and access to two piece En Suite.



TWO PIECE EN SUITE

8'4 x 2'11 (2.54m x 0.89m)

Comprising W.C., wash basin and storage cupboard with plumbing for shower.



BEDROOM TWO

8'11 x 8'3 (2.72m x 2.51m)

Double Bedroom to rear elevation.



FAMILY BATHROOM

6'2 x 5'3 (1.88m x 1.60m)

Three piece Family Bathroom suite, chrome wall radiator and shower over P shaped bath.

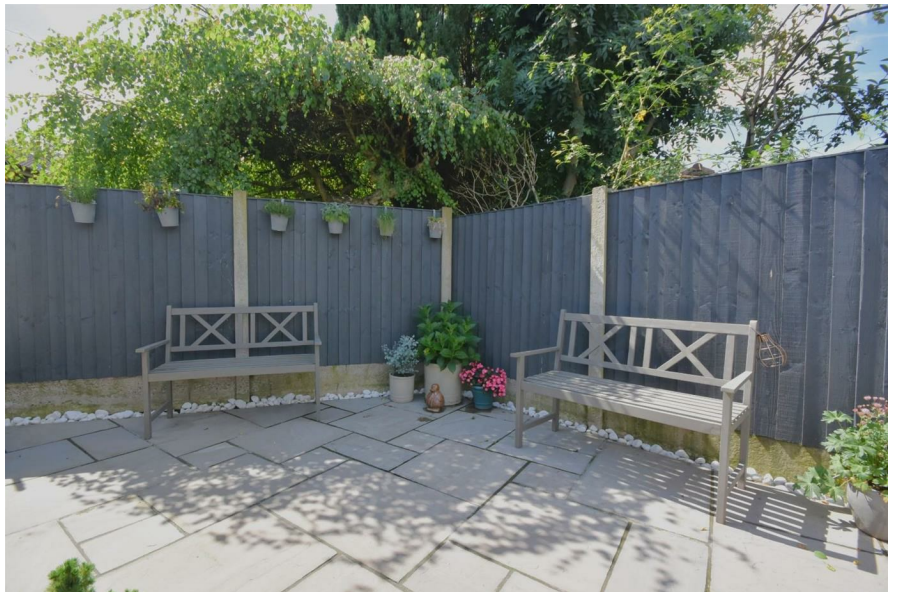


GARDEN

A well fenced rear Garden mainly to lawn, raised timber flower beds, three patio areas, outside tap, outside lighting, side storage area and access gate.



PATIO AREAS

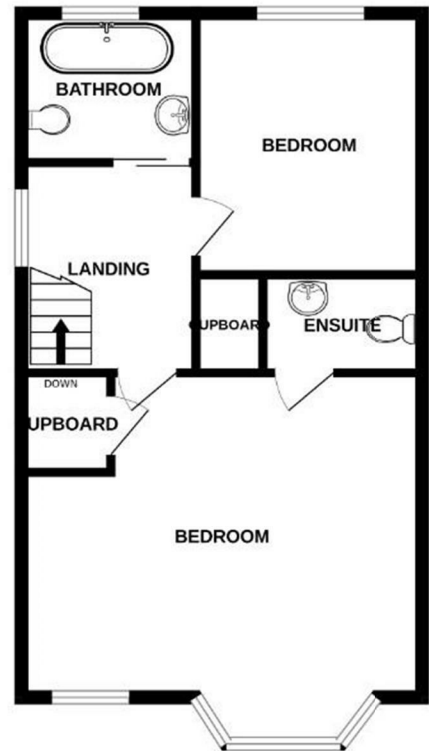
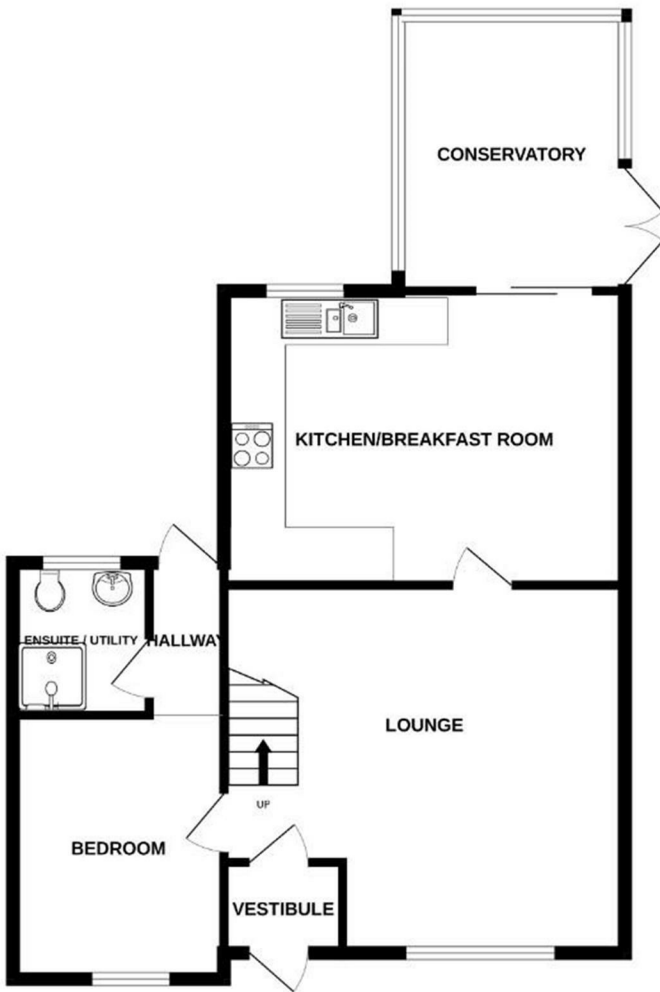


SIDE ACCESS



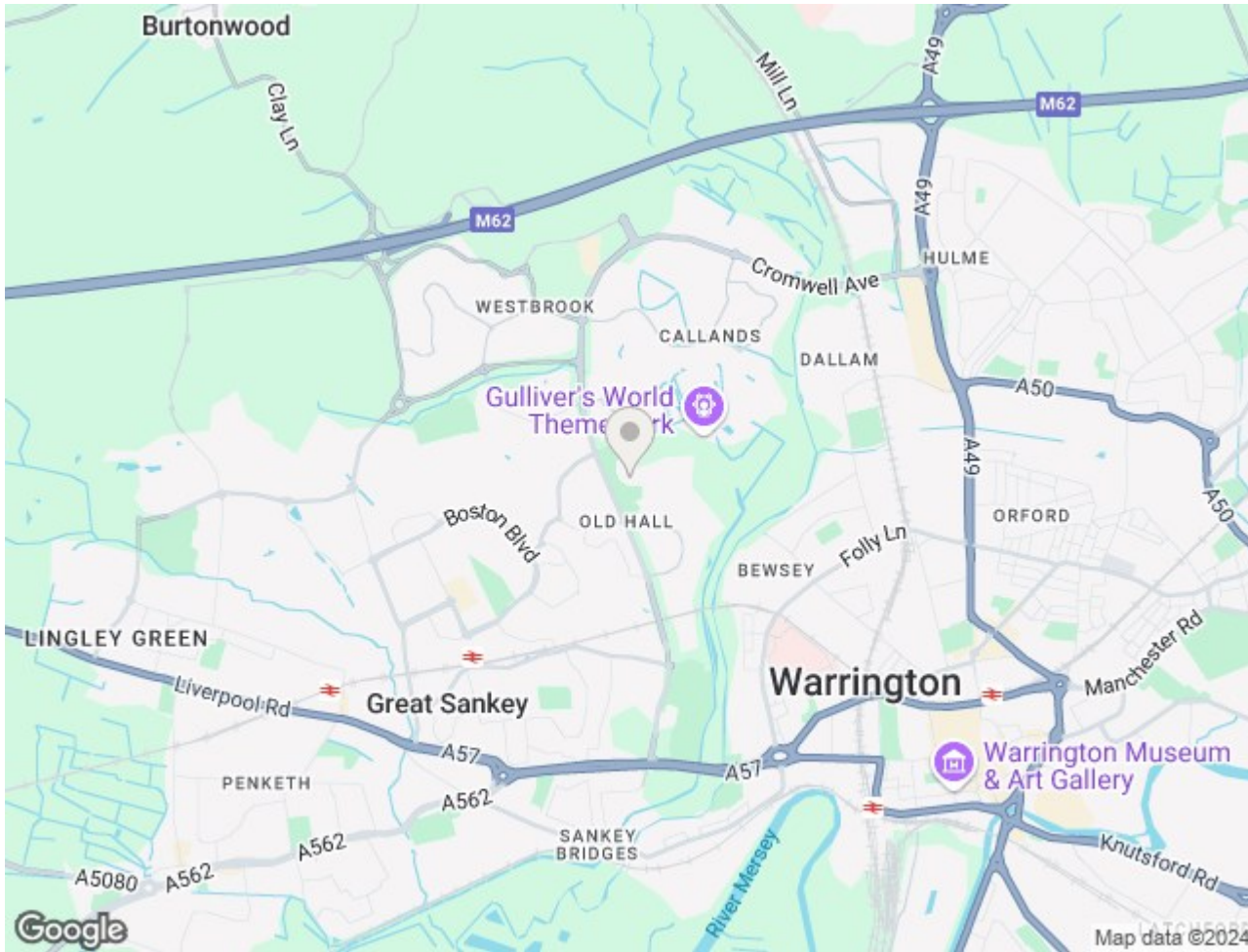
GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2024



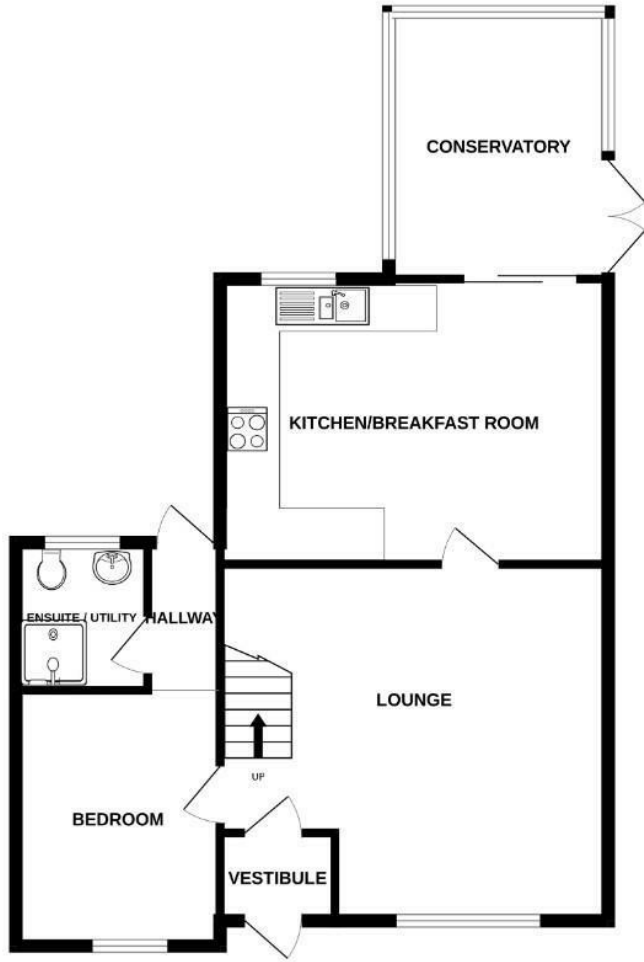
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	

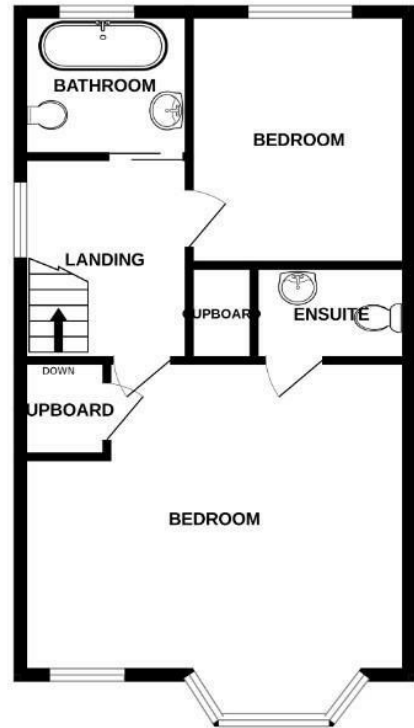
Environmental Impact (CO₂) Rating

	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	

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.

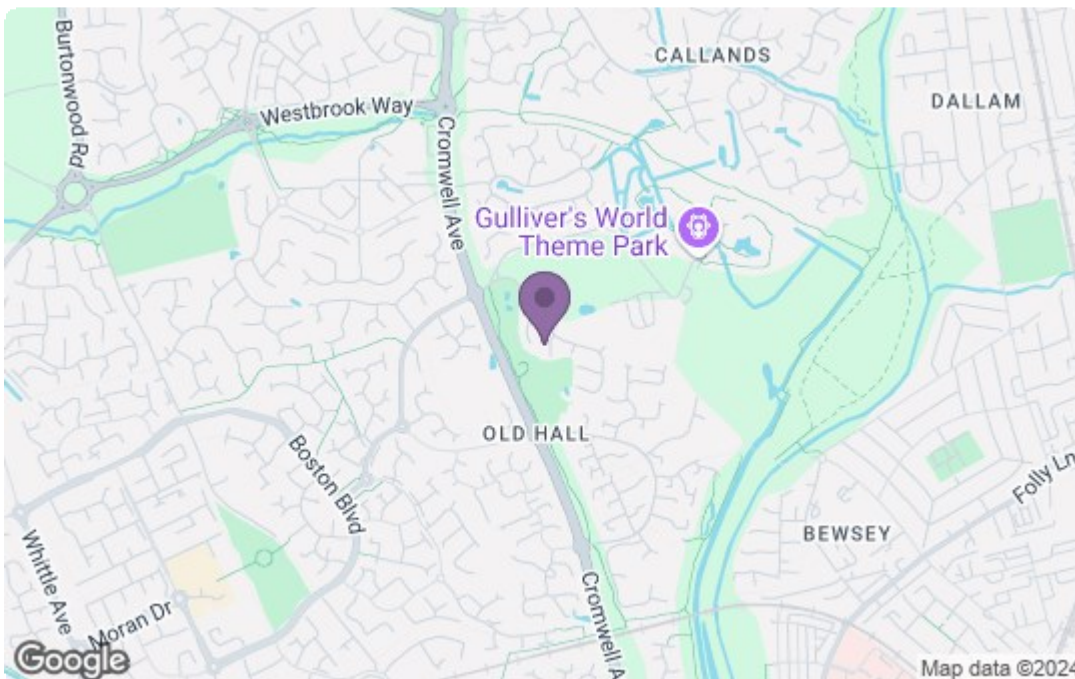


1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		70	
(69-80) C			
(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 (CO ₂) 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.