



17 Cabot Close  
Old Hall, WA5 9QQ

Offers Around  
£412,950

DETACHED House. Sitting Room EXTENSION. FOUR Bedrooms. EN SUITE Facilities. FITTED Robes. Single DETACHED Garage. FREEHOLD Title. VERY WELL Presented. Small CUL DE SAC. Short walk to Asda.

Halton Kelly are delighted to offer to purchase this very well presented Four Bedroom Detached family home that has a large extension across the rear of the house providing an open plan modern Kitchen and side Dining area. We are advised by the vendors this is Freehold Title and Cabot Close is within easy walking distance of Westbrook Centre and the local shops by Asda supermarket.

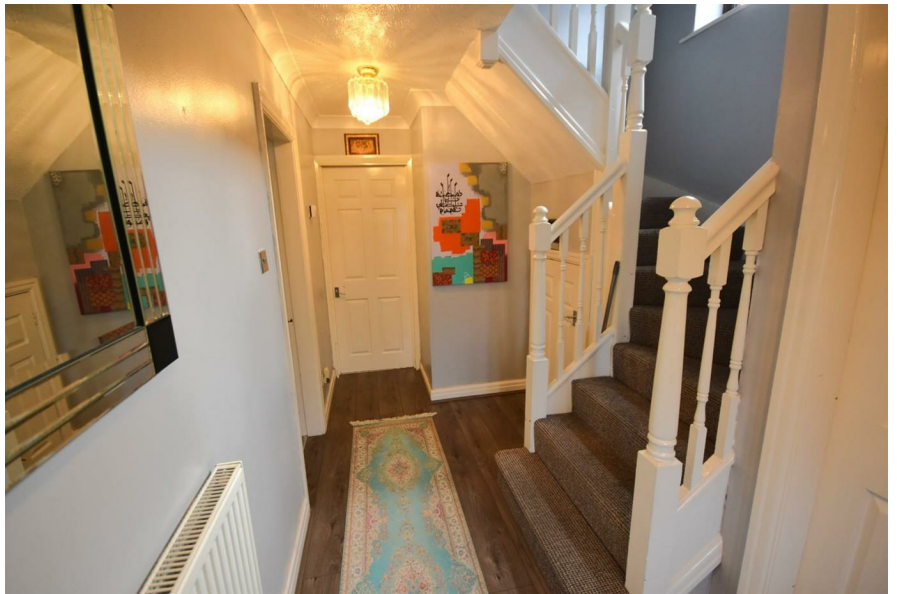
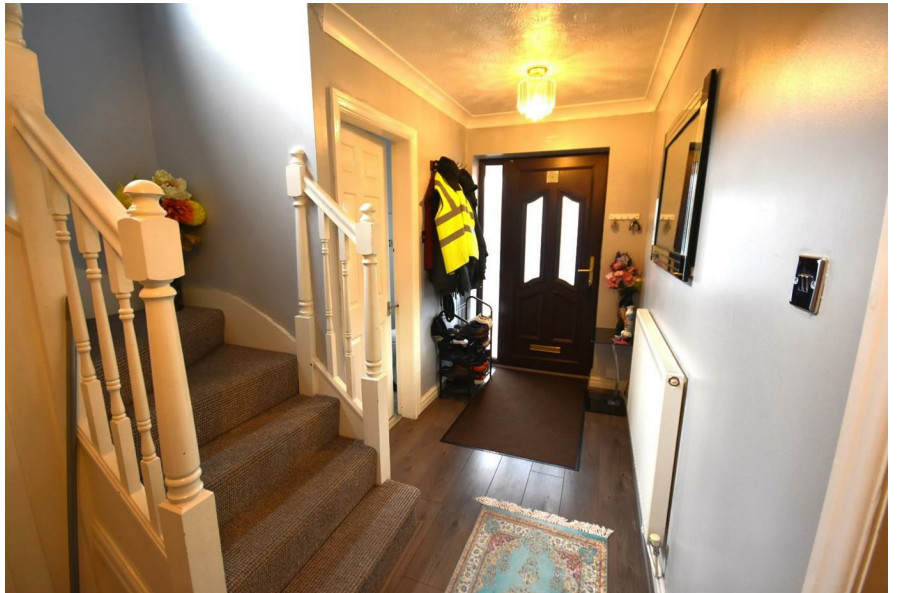
Briefly laid out as follows, through Hallway, Ground floor W.C., Bay fronted Family Lounge, spacious Sitting Room, fabulous fitted Kitchen with a full range of appliances (nearly new), Landing from return Stairwell, Master Bedroom with Fitted Robes and En Suite, three further Bedrooms and a Family Bathroom.

To the outside there is full width block paved parking to the front and a side Driveway to a Detached Single Garage, the fascias have all been replaced with new UPVC and the rear Garden is maintenance free, well fenced and not particularly overlooked.

Viewings are escorted and available Monday to Saturday.

**ENTRANCE HALLWAY**

Through Hallway with laminate wood flooring, access to the Ground Floor W.C. and Stairwell.



**GROUND FLOOR W.C.**

Two piece suite.



**FAMILY LOUNGE**

17'8 x 10'10 (5.38m x 3.30m)

Bay fronted Family Lounge with gas fire to surround and laminate wood flooring.



**SPACIOUS SITTING ROOM**

19'8 x 12'2 (5.99m x 3.71m)

An excellent sized second Reception, currently used as a Sitting Room with sliding patio doors to the Kitchen/Dining area.



**KITCHEN/DINING AREA**

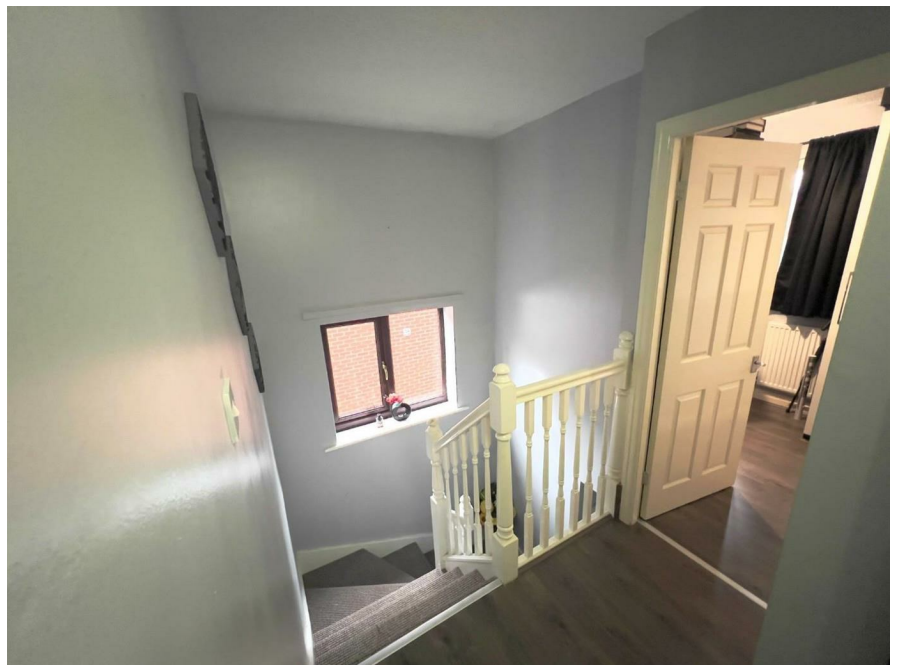
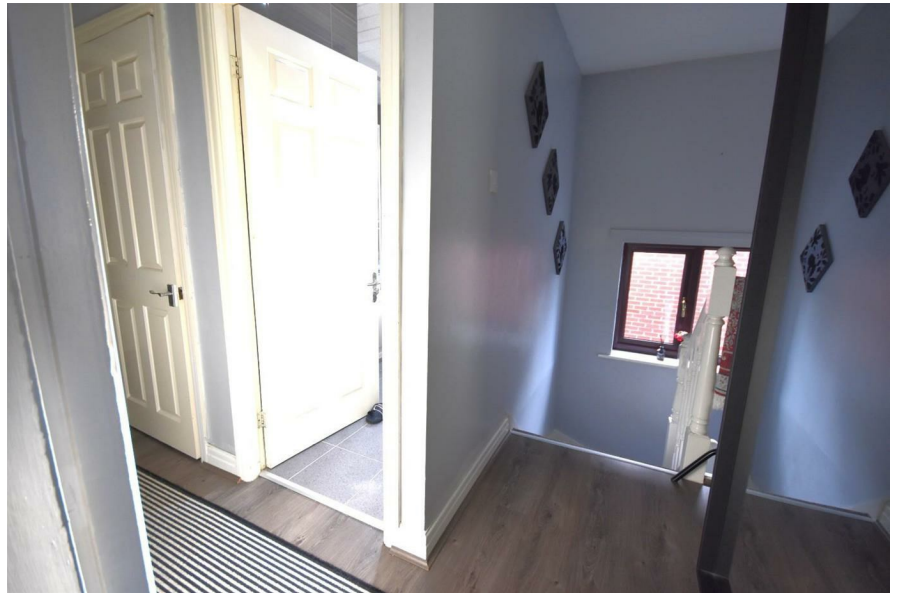
19'8 x 12' (5.99m x 3.66m)

A fabulous fitted Kitchen with wall and base units, integral 5 ring gas hob and overhead extractor, electric oven and microwave, space for a free standing American style fridge freezer, plumbing for washing machine, 1.5 bowl drainer, fully tiled flooring and double patio doors to the rear Garden. We are advised by the vendors that the Boiler was fitted around 2014/2015.



**LANDING**

Access to loft which is not boarded.



**MASTER BEDROOM**

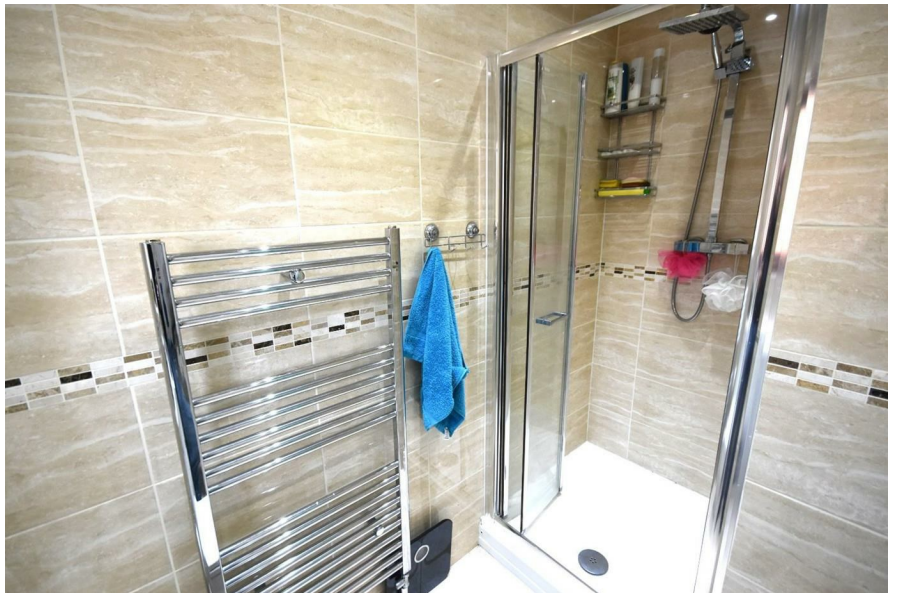
14'8 x 11'5 (4.47m x 3.48m)

Master Bedroom with fitted robes, dressing table and bedside cabinets.



**EN-SUITE**

Three piece Shower Suite, wash basin has storage.



**BEDROOM TWO**

9'11 x 8'5 (3.02m x 2.57m)

Double Bedroom with fitted robes and drawers.



**BEDROOM THREE**

11'4 x 6'11 (3.45m x 2.11m)

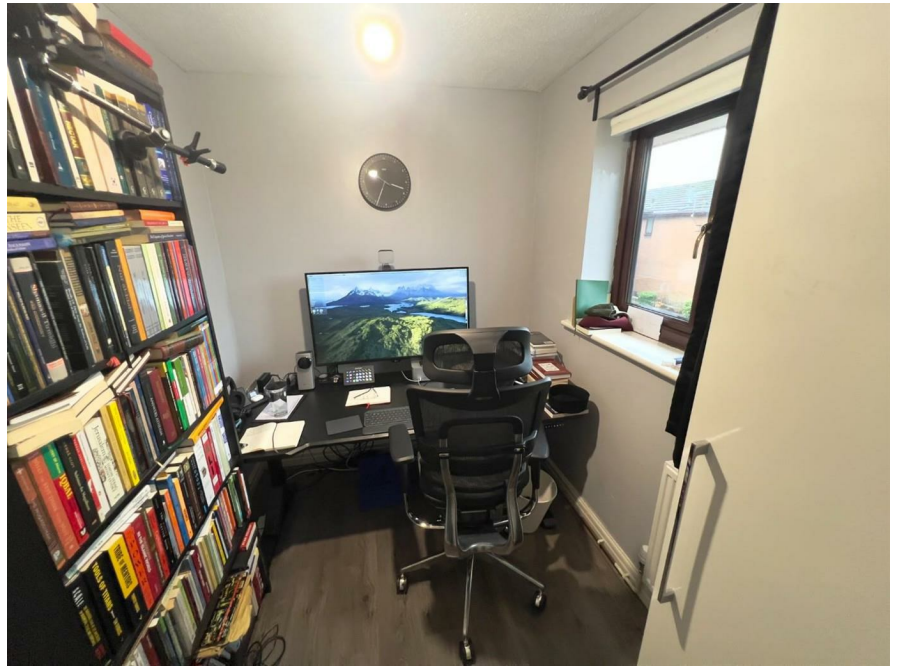
Double Bedroom with fitted furniture.



**BEDROOM FOUR/STUDY**

8'4 x 6'6 (2.54m x 1.98m)

Single Bedroom with fitted cupboard  
(photograph to follow).



**FAMILY BATHROOM**

Three piece Bath Suite with Shower over bath and large towel dryer radiator.



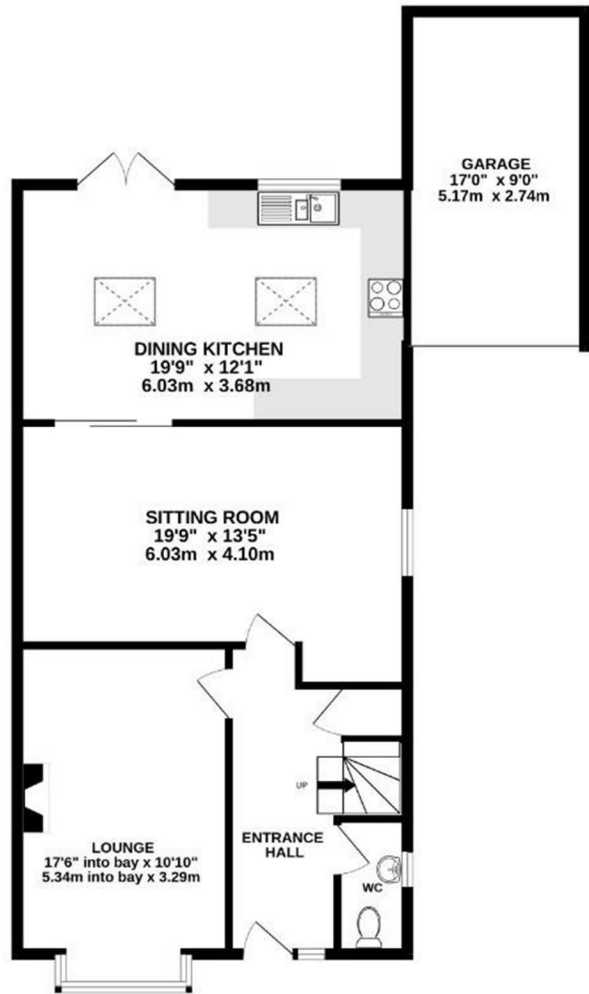
**GARDEN**

Low maintenance, well fenced rear Garden.

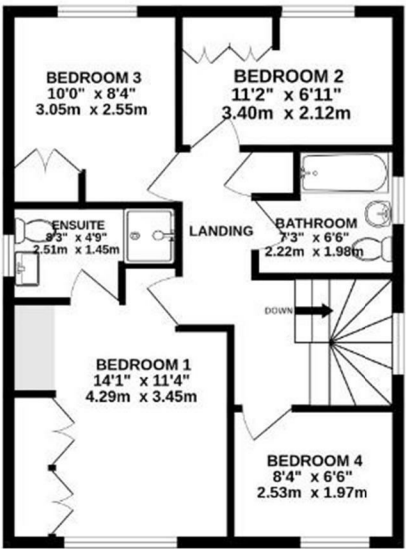




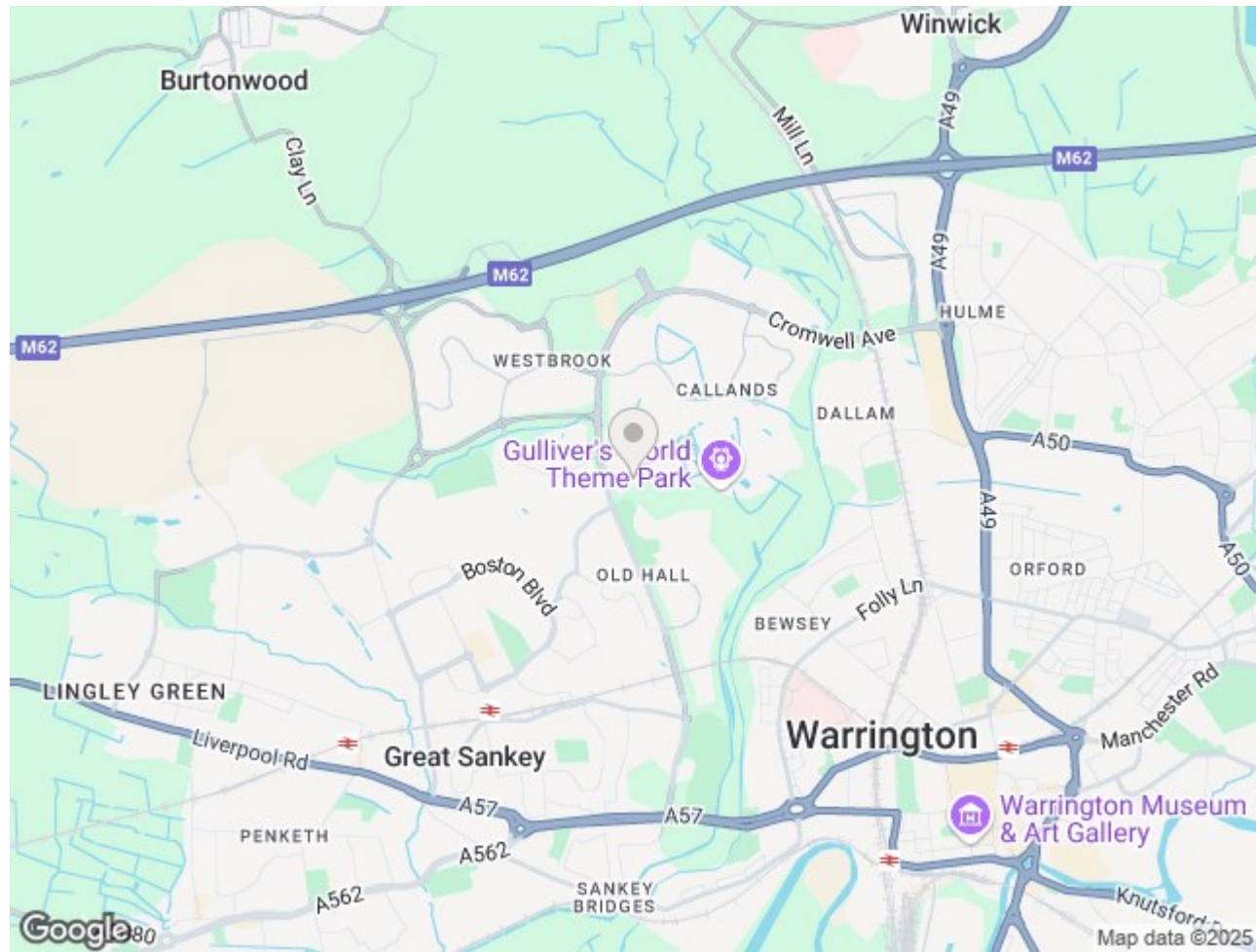
GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (136.0 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.  
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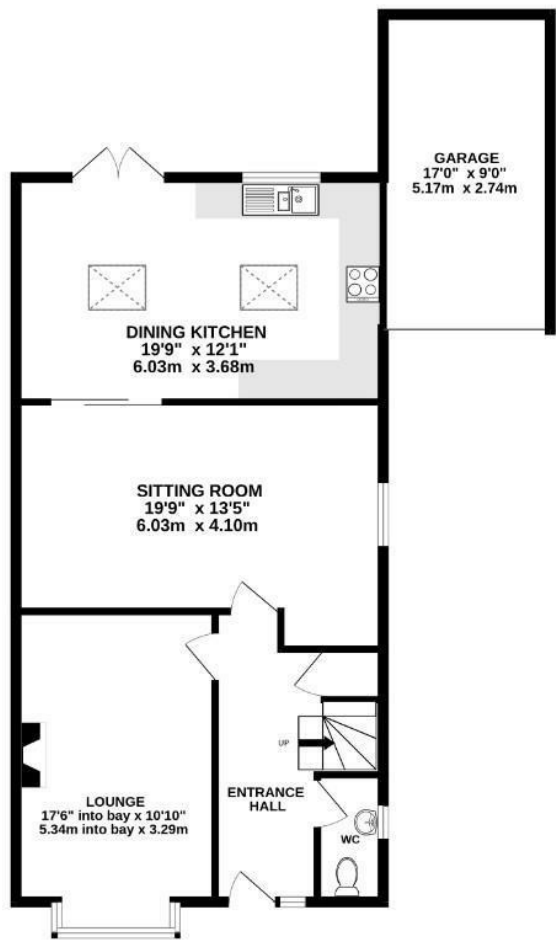
Energy Efficiency Rating

	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		
England & Wales	EU Directive 2002/91/EC	

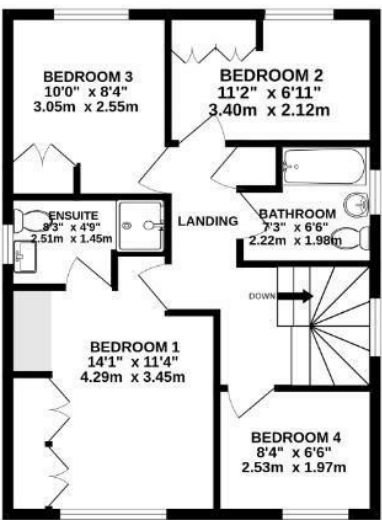
Environmental Impact (CO<sub>2</sub>) Rating

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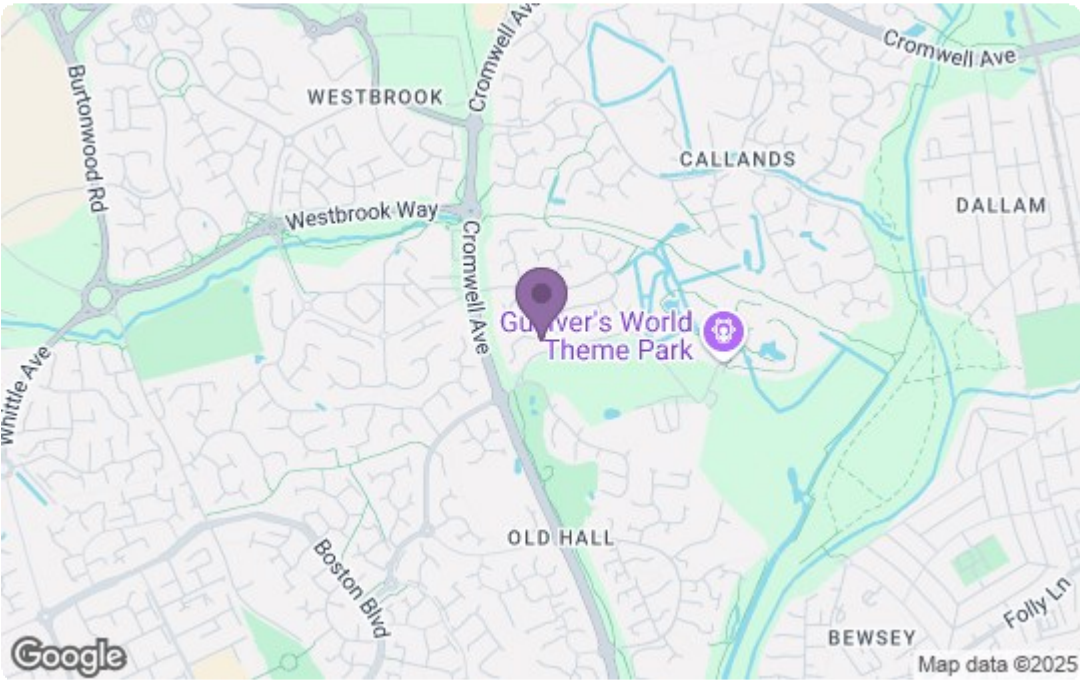


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for 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 firms 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.