



Shackleton Close, Old Hall

Warrington, Cheshire

Detached • Four Bedrooms • Freehold Title • Excellent Location • Ample Parking And Integrated Garage • Four Reception Rooms • Private Rear Garden • Close To Local Amenities • Two Bathrooms And W.C • Excellent Transport Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The property is welcomed by a bright and airy entrance hallway, beautifully finished with stylish herringbone flooring. To the right, a generous lounge boasts a striking bay window, continued herringbone flooring and a contemporary media wall. Continuing through the home, a second reception room provides a seamless connection to the kitchen, which is fitted with a range of modern cabinetry offering ample storage and worktop space, complemented by a selection of integrated appliances. A separate dining room enjoys views over the rear garden and benefits from fitted skylights, creating a bright and versatile space ideal for both everyday dining and entertaining. Internal doors lead through to the conservatory. The ground floor is further enhanced by a useful utility space, an internal door leading to the garage and a convenient downstairs WC. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own contemporary en-suite shower room. The remaining bedrooms are well served by a stylish three-piece family bathroom.



EXTERIOR

The property enjoys a generous and well-established rear garden, offering a lovely combination of lawned and paved areas. Mature planting, established borders and a variety of trees and shrubs create a private and leafy setting, while the paved seating areas provide excellent space for outdoor dining, relaxing and entertaining. The garden is enclosed by fencing and mature greenery, making it particularly well suited to families and those looking for a private outdoor retreat. The garden also benefits from a practical side pathway and a variety of versatile areas, offering plenty of potential for enjoying the outdoors throughout the warmer months. To the front, the property boasts ample off road parking as well as access to the integral garage.



LOCATION

The area of Old Hall is perfect for families as it is located conveniently close to Warrington Town Centre, Gemini Business Park and Westbrook Shopping Centre. Local amenities include Marks and Spencer's, IKEA, Asda and an Odeon Cinema as well as having woodland walks such as Sankey Valley Park on the doorstep. Old Hall also boasts easy access to a wide range of transport links within close proximity, making commuting hassle free.

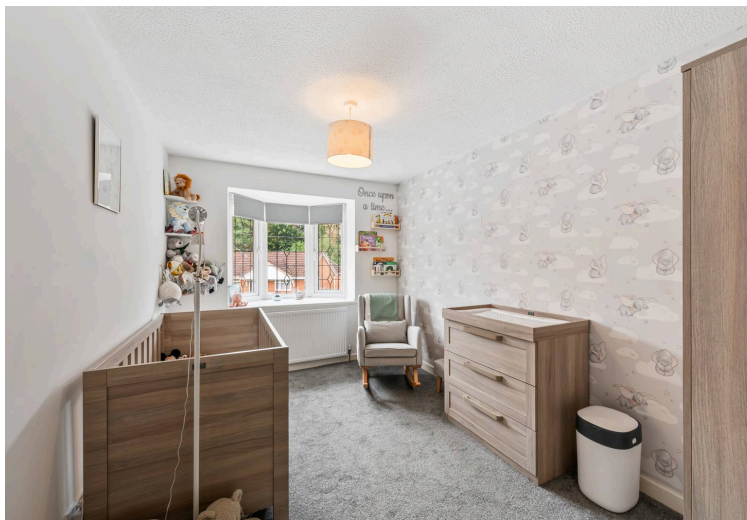
GENERAL INFORMATION

Council Tax band: E

Tenure: Freehold

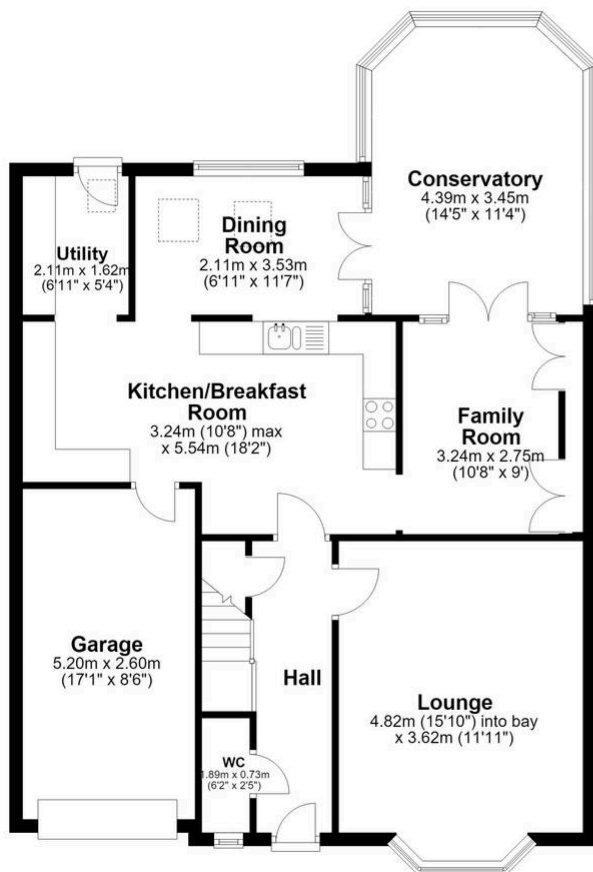
EPC Energy Efficiency Rating: C





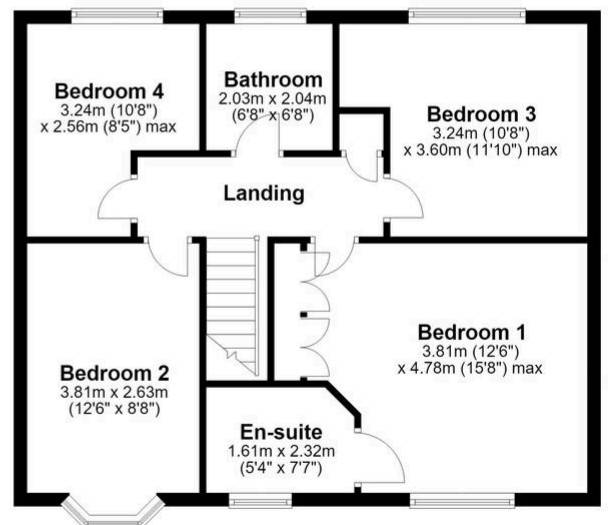
Ground Floor

Approx. 92.0 sq. metres (989.9 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.9 sq. feet)



Total area: approx. 152.9 sq. metres (1645.8 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.