



HALTON KELLY  
INDEPENDENT PROPERTY SERVICES



135 Shackleton Close  
Old Hall, WA5 9QG

Offers In The Region Of  
£474,950

EXCEPTIONAL Family Home, Four Double BEDROOMS, BESPOKE Entertaining Kitchen, En-suite to MAIN BEDROOM, FREEHOLD Title, Dual Aspect LOUNGE, PARKING For Four Cars, Landscaped GARDENS, SOUGHT After Area, Stunning OPEN Plan Living.

Nestled in the tranquil neighbourhood of Shackleton Close, Old Hall, Warrington, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and convenience close to schools/amenities.

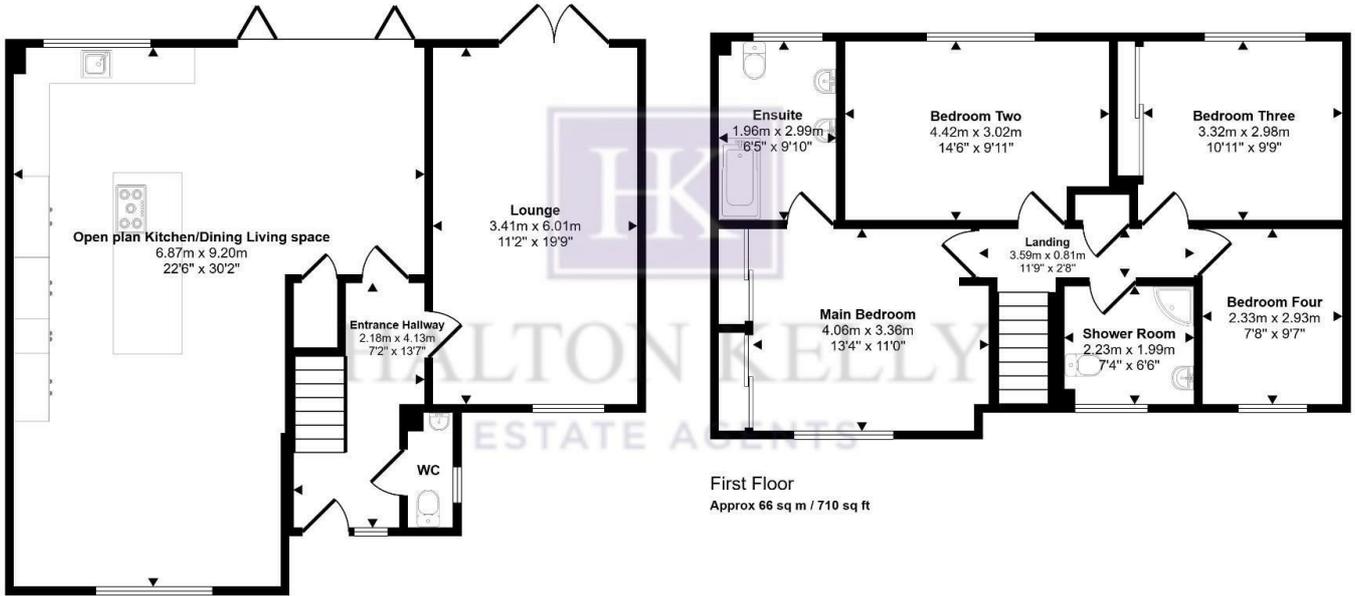
Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to ensure a seamless flow throughout the home, making it perfect for both everyday living and special occasions. In addition to which the external space is fantastic with a large concrete imprint driveway and landscaped, low maintenance rear garden.

The two well-appointed shower rooms add to the practicality of the property, catering to the needs of a busy household. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings.

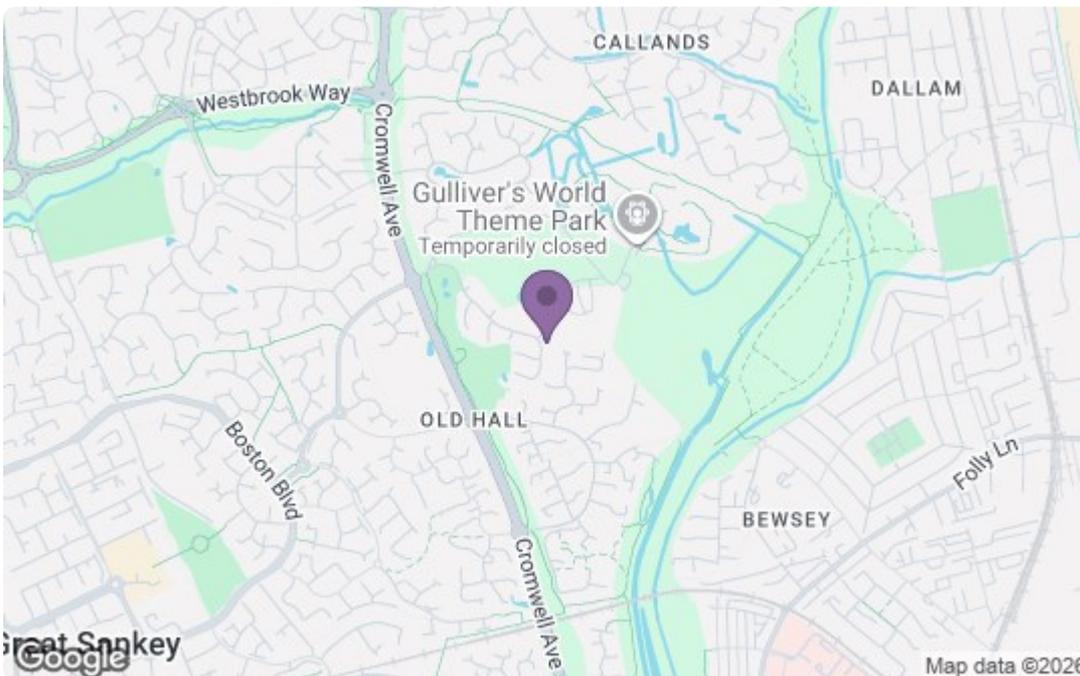
If you are looking for a spacious family home in a desirable area, this detached house on Shackleton Close is certainly worth considering.



Approx Gross Internal Area  
148 sq m / 1597 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		75	
(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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.