



Shackleton Road, Moreton, CH46
£260,000

Brennan Ayre O'Neill

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This is a cracker of a family home - really for the work that that has been executed, allowing for a comfortable and stylish breakfast kitchen, leaving two separate receptions in tact - and therefore perfect for that ideal family living...

First off we have parking for the family cars to the front, plus storm porch leading on in to the spacious and bright reception hallway. As mentioned, we've two receptions here - so perhaps formal diner versus sitting room, or perhaps kids versus parents - either way, two great spaces, and do take note of the meticulously restored parquet flooring - re-laid, sanded and varnished, which runs through these two rooms. Access from the rear sitting room out to the decking and garden beyond, too.

And what does make this property as desirable as we certainly think, is this super spot they've made out of the kitchen - complete with dining island, retro tiling, plenty of base level cabinetry plus stylish shelving, two windows overlooking the garden and - the cherry on the top - a utility, too. And a further door out to the rear... and more handy storage to the under stairs (why not make this a walk in pantry, perhaps).

Upstairs we have three bedrooms, each with their individual styles and colour swatches. The bathroom is bright and would have been the next job on the list for our clients, but for now, certainly does what it says on the tin with its three piece suite.

Garage storage to the front with light and power - the rear of which is now the utility. And the rear is a haven for the kids - private, first and foremost, but also with a gate leading onto the local playing fields. We have lawn, we have decking, we have fruit trees - something for all.

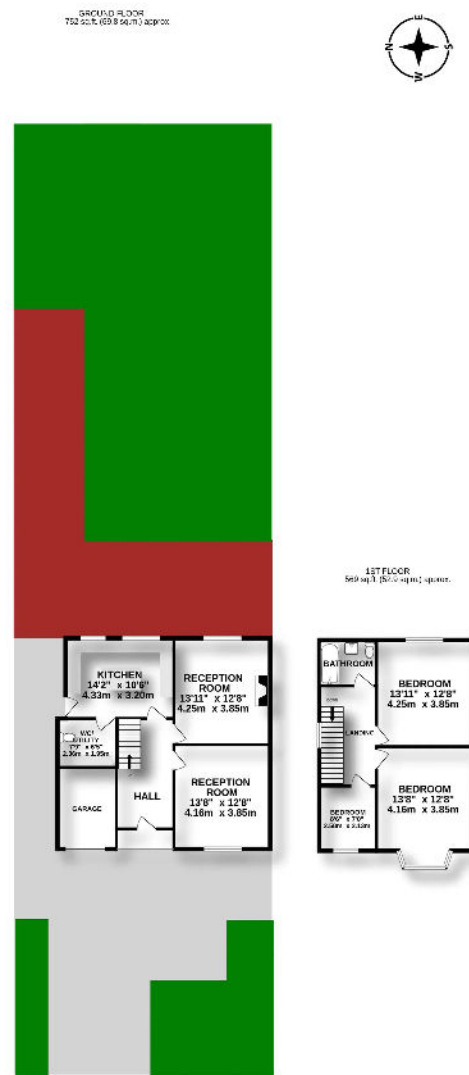
Tenure: Freehold

Council Tax Band: B









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	



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