



*Howard Road*  
Culcheth

**Miller Metcalfe**  
*Every step of the way*

# Howard Road

Culcheth

Detached  3  2 EPC Rating - D

A well-presented detached property, which is ideally placed for Culcheth village and local schools. This is an ideal family home, which has the benefit of not being overlooked to the rear.

The accommodation briefly comprises of an entrance hallway, lounge with electric fire and laminate flooring, dining kitchen, fitted with a range of wall and base units, with work surfaces to complement, electric oven and induction hob with a stainless steel extractor hood, integrated dishwasher, space for a washing machine and fridge freezer, partially tiled walls, tiled floor and double doors leading into the conservatory, which has a UPVC panelled roof, laminate flooring and double doors providing rear external access.

To the first floor there are three bedrooms, with bedroom one, benefitting from an en suite shower room, fitted with a shower cubicle, low level WC, vanity hand basin and tiled floor and walls, with the family bathroom comprising of a bath with rainfall shower head above, glass shower screen, vanity hand basin, low level WC and tiled floor and walls.

Externally, the property is fronted by a lawned garden and tarmac drive, gated to a further parking at the side and a detached garage at the rear. To the rear of the property is an enclosed lawned garden, paved patio with planted borders and wooden shed at the side.

Internally viewings are strongly advised.

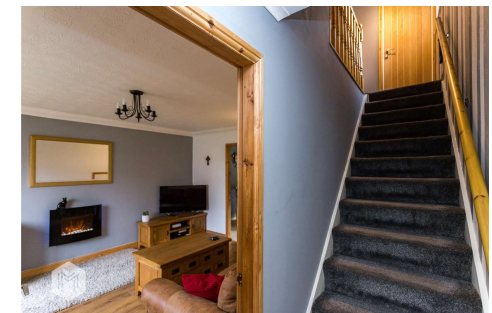
TENURE  
Freehold

LOCAL AUTHORITY/COUNCIL TAX  
Warrington  
Band: C  
Annual Price: £1,750 approx

BROADBAND  
Basic: 29 Mbps  
Ultrafast: 1000 Mbps

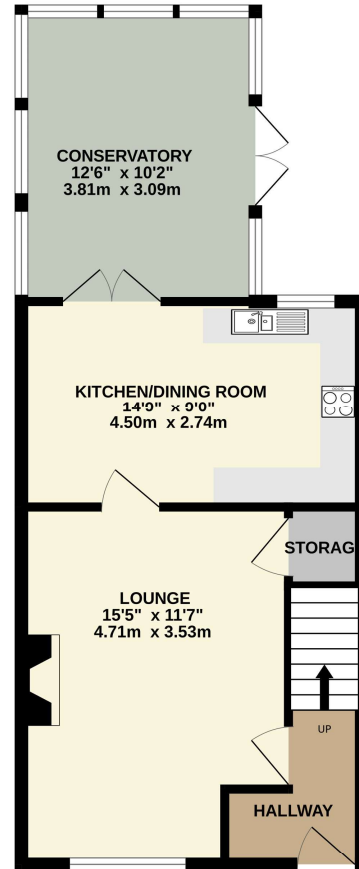
SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky

MOBILE COVERAGE  
EE - high  
Vodafone - high  
Three - high  
O2 - high

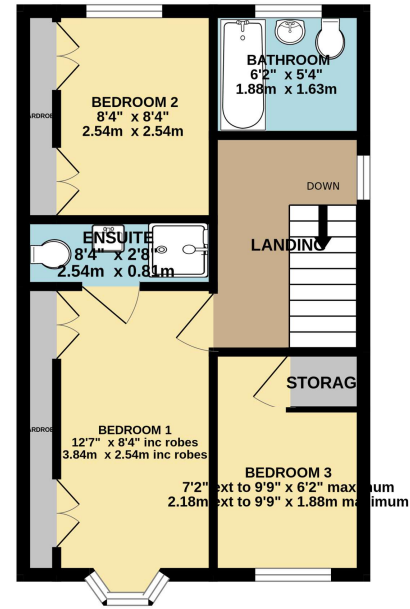




GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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 62026

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.