



Birchall Avenue

Culcheth

Miller Metcalfe
Every step of the way

Birchall Avenue

Culcheth

Detached, First Floor



EPC Rating - To be confirmed

ARE YOU LOOKING FOR A BUNGALOW IN THE HEART OF CULCHETH....

Close to all amenities, transport links and very good schools, Miller Metcalfe are delighted to have onto the open market this true detached bungalow, position within a cul-de-sac on the sought after BIRCHALL AVENUE. The property has been very well looked after but could also offer potential to modernise should its new buyer wish to do so.

The accommodation briefly comprising of; entrance hallway, generous sized lounge benefiting from dual windows allowing a lot of natural light. Double doors leading into the dining room, modern fitted kitchen with wall and base units, NEFF electric oven, grill and induction hob. Conservatory overlooking the easy maintainable rear garden. Master bedroom benefiting from having fitted wardrobes, further two generous sized bedrooms. Family bathroom with walk in shower, WC and sink.

Externally there is a driveway with parking for multiple cars, carport and detached single garage. To the rear the garden is easy maintainable with a nice patio area with a mainly laid to lawn garden bordered with plants and shrubs.

Interest levels are expected to be high, so early viewings are strongly advised to avoid disappointment.

TENURE

Leasehold

Lease Term: 999 years from 24 September 1965

Lease Term Remaining: 941 years

Lease End Date: 24 Sep 2964

MOBILE COVERAGE

EE - low

Vodafone - high

Three - low

O2 - high

LOCAL AUTHORITY/COUNCIL TAX

Warrington

Band: E

Annual Price: £2,407 approx

SATELLITE / FIBRE TV AVAILABILITY

BT

Sky

BROADBAND

Basic: 16 Mbps

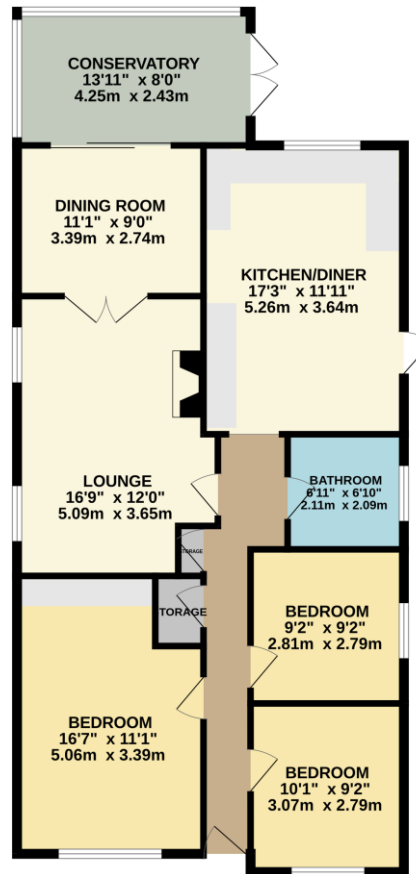
Superfast: 80 Mbps

Ultrafast: 1000 Mbps





GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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