



Culcheth Hall Drive

Culcheth

Miller Metcalfe
Every step of the way

Culcheth Hall Drive

Culcheth

Detached

3

1

EPC Rating - To be confirmed

Situated on one of Culcheth's most prestigious and sought after roads, lies this lovely, detached bungalow, positioned on a corner plot. The property is ideally placed for the popular high school and all three of Culcheth's primary schools, with Culcheth centre and all its amenities also being located within walking distance.

The property accommodation in brief comprises:-

Entrance hallway, spacious family lounge overlooking the front garden, a modern fitted kitchen fitted with wooden wall and base units, electric oven and hob, fridge freezer and dishwasher. The separate dining room has sliding doors, providing external access to the picturesque rear garden.

There are three generously proportioned bedrooms, all to include the wardrobes, with the master bedroom benefitting from having an ensuite, fitted with a bath, low level flush WC and sink. A further reception room and family shower room comprising of a shower, low level flush WC and sink completes the ground floor accommodation.

A spiral staircase leads from the entrance hallway up to a galleried landing, which provides additional storage and would also be ideal either as a study area, or a den for teenagers.

Externally there is a driveway offering off road parking leading to a garage, where the current owners currently house the washing machine and tumble dryer. To the front of the property is a mainly laid to lawn garden, with a private and enclosed garden with planted borders to the rear of the property.

Properties on this road do not stay available for very long, so please contact the branch to arrange a viewing, to avoid any disappointment.

BROADBAND

Basic
16 Mbps
Superfast
64 Mbps
Ultrafast
1000 Mbps

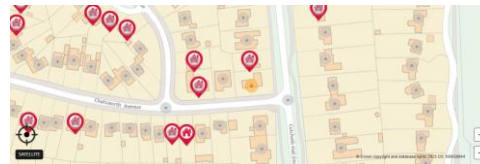
SATELLITE

BT
Sky
Virgin

LOCAL AUTHORITY
Warrington

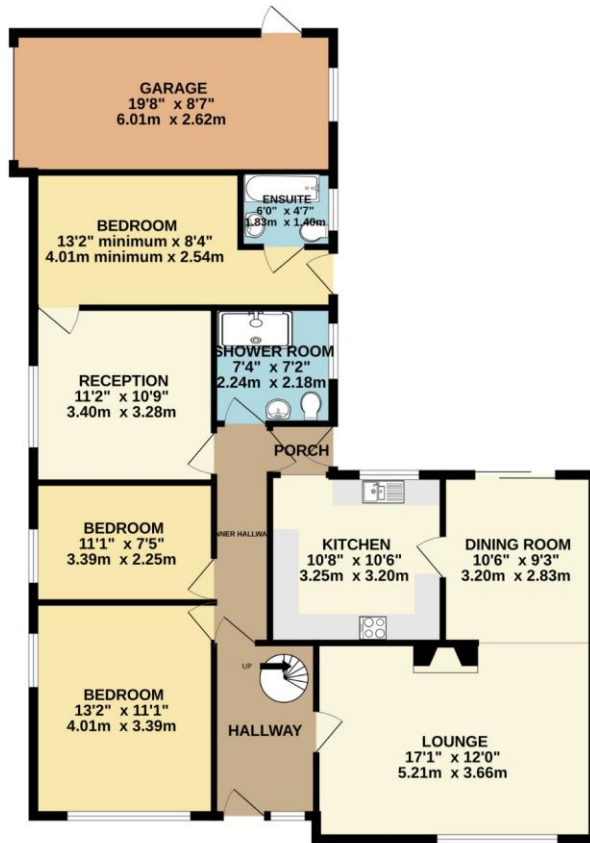
COUNCIL TAX
E - £2407

MOBILE COVERAGE
EE
Vodafone
Three
O2

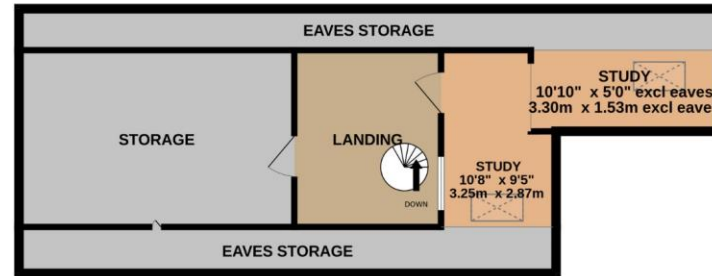




GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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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