



Lowther Avenue

Culcheth

Miller Metcalfe
Every step of the way

Lowther Avenue

Culcheth

Detached

3

2

EPC Rating - To be confirmed

A rare opportunity to purchase a dormer bungalow, on a highly sought-after and quiet road, which is set back from the road, being fronted by a grass verge. This beautiful home has been renovated by the current vendors to the highest of standards, both internally and externally, resulting in a truly stylish and contemporary home.

The accommodation in brief comprises:-

Entrance hallway, with understairs storage cupboard, lounge with an inset log-burner and bi-folding doors providing access and views over the beautiful rear garden. The lounge and kitchen are set out in a 'U'-shaped layout, with the kitchen being fitted with a range of cream, shaker-style wall and base units, with worksurfaces to complement, integrated fridge freezer, slimline dishwasher, washing machine, electric double oven and a separate gas hob with a stainless steel and glass extractor hood above, with the room having a laminate tiled floor and partially tiled walls. The kitchen also has a door providing side external access.

Two bedrooms are situated on the ground floor, one of which has fitted wardrobes and drawers. The modern family bathroom is also located on this level and comprises of a bath, separate walk-in shower, vanity hand basin, low level flush WC and tiled walls.

The main bedroom is located on the first floor and has eaves storage to two elevations. A shower room is also situated on this level, fitted with a corner shower, pedestal hand basin and low level flush WC, with a skylight window allowing natural light into the room. Externally, the property is set within a generous plot, with a lawned garden to the front and tarmac driveway for 2/3 vehicles, leading to a garage with electric door. To the rear is a well-proportioned enclosed lawned garden with planted borders and an Indian stone patio area, benefits from getting the sunshine.

This truly exceptional property really must be viewed to be fully appreciated and avoid disappointment.

TENURE

Freehold

COUNCIL TAX

Band: E. Annual Price: £2,407 (min)

MOBILE COVERAGE

EE (outdoor)

Vodafone

Three

O2

BROADBAND

Basic: 17 Mbps

Superfast: 78 Mbps

Ultrafast: 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT

Sky

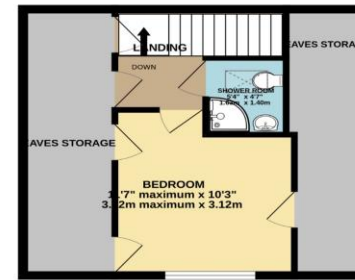




GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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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.