



Newchurch Lane

Culcheth

Miller Metcalfe
Every step of the way

Newchurch Lane

Culcheth

Semi Detached



3



1

EPC Rating - C

A beautifully presented semi detached property, which is ideally located for Newchurch Primary School and for Culcheth's amenities.

The property briefly comprises:-

Entrance porch, lounge which is fitted with laminate flooring and sliding patio door providing access into the rear garden. The open-plan dining kitchen is fitted with a range of cream shaker style wall and base units, with wooden worktops and breakfast bar to complement and an integrated electric oven and gas hob with stainless steel extractor hood and splashback. Within the kitchen there is also an integrated dishwasher, space for a fridge freezer and washing machine and an understair cupboard. The kitchen is also fitted with laminate flooring and has a door providing side external access.

To the first floor there are three bedrooms and a modern bathroom suite, fitted with a bath with glass shower screen, low level WC and vanity hand basin.

Externally, the property is fronted by a lawned garden and gravel driveway, whilst to the rear is an enclosed lawned garden with paved patio area and two sheds.

Early viewings are strongly advised to avoid disappointment.

TENURE
Freehold

COUNCIL TAX
B - £1532

LOCAL AUTHORITY
Warrington

MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND

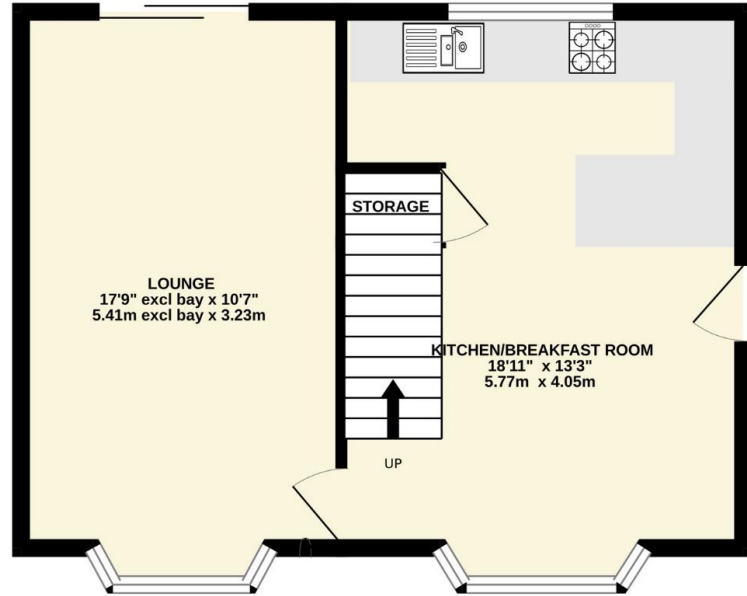
Basic
15 Mbps
Superfast
59 Mbps
Ultrafast
1000 Mbps

SATELLITE
BT
Sky

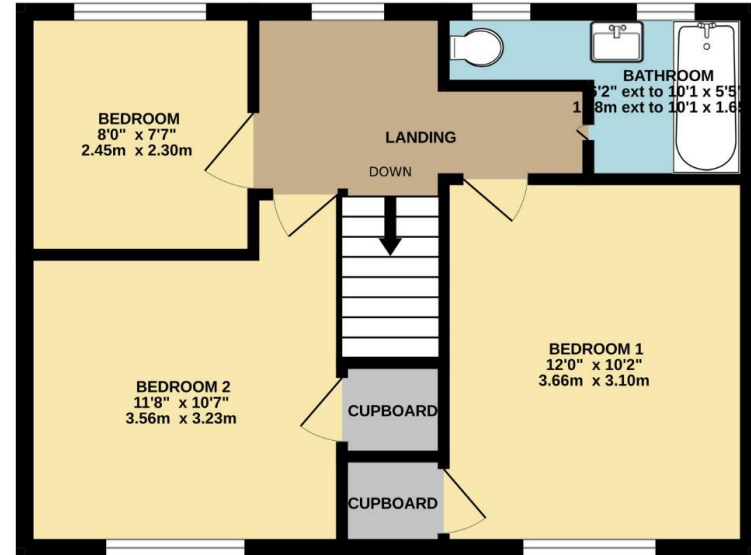




GROUND FLOOR



1ST FLOOR



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