



Chittern Road

Culcheth

Miller Metcalfe
Every step of the way

Chittern Road

Culcheth

Detached



3



1

EPC Rating - To be confirmed



A beautifully-presented detached property, situated on the popular Chittern Road, which is ideally located for Twiss Green Primary School.

This delightful family home briefly comprises:-

Entrance hallway, lounge, with an electric fire and surround and sliding patio doors leading into the conservatory at the rear, which provides views over the rear garden. An archway opens from the hallway into the dining room, with the kitchen situated at the rear, which is fitted with a range of wall and base units with an integrated oven, with space for a microwave above, separate hob, integrated dishwasher and access into the utility room, where there is space for a washing machine, tumble dryer and fridge freezer. Leading off the utility room is the guest WC, which is comprised of a low-level flush WC and finger-basin. Some of the garage space has been utilised to create the utility room and guest WC, but the remainder of the garage is accessed from the utility room and can be used for storage.

To the first floor there are three well-proportioned bedrooms and a family bathroom comprising of a bath, separate corner shower cubicle and pedestal hand-basin, with tiled walls and floor. The WC is housed in a separate adjacent room and completes the first floor accommodation.

Externally the property benefits from a lawned garden to the front along with two driveways, one leading to the remaining garage storage. To the rear lies an enclosed lawned garden with paved patio area and planted borders.

Properties in this area are usually very popular, so interested buyers are advised to arrange an early viewing to avoid disappointment.

BROADBAND

Basic: 17 Mbps
Superfast: 73 Mbps
Ultrafast: 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT
Sky

TITLE

Leasehold, 999 years, lease end date 03 Jun 2963, ground rent approx £15 per annum.

COUNCIL TAX

Band: D
Annual Price: £1,969 (min)

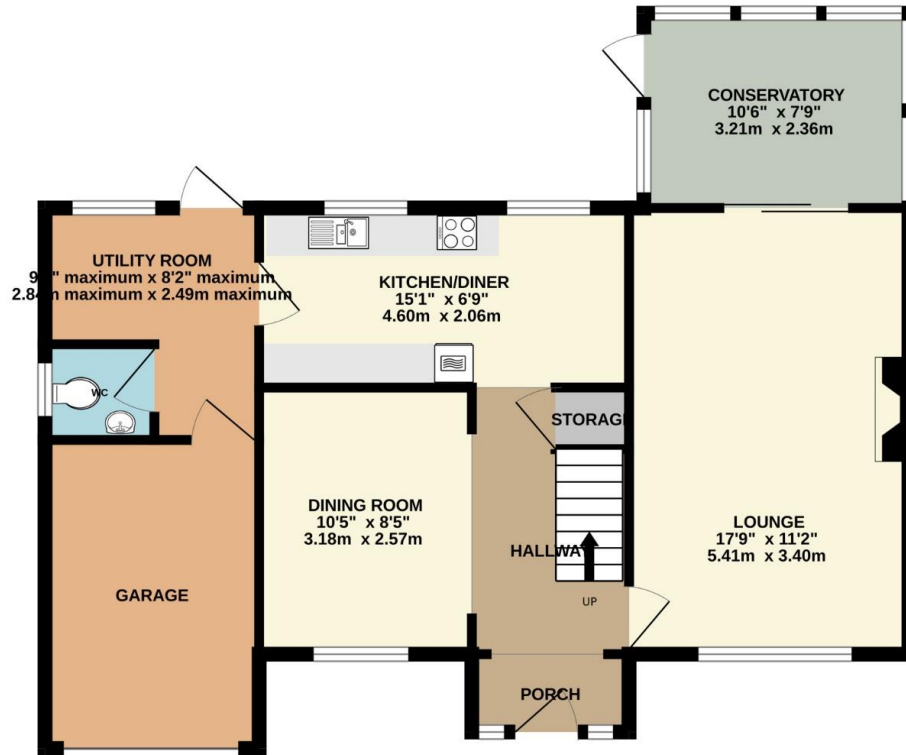
MOBILE COVERAGE

EE
Vodafone
Three
O2

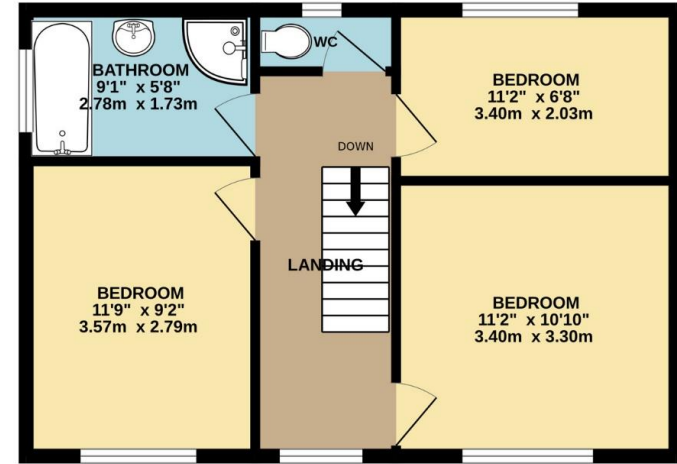




GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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