



Birchall Avenue
Culcheth

Miller Metcalfe
Every step of the way

Birchall Avenue

Culcheth

Detached  2  1 EPC Rating - D

****LOCATION LOCATION & POTENTIAL TO EXTEND**** subject to planning permission.

In the sought after village of Culcheth, Miller Metcalfe are delighted to have onto the open market this delightful two-bedroom detached family home. ideally located for transport links and walking distance to all amenities.

Accommodation in brief; entrance porch into a bright and airy hallway, spacious lounge with sliding doors overlooking the rear garden. Modern fitted kitchen/diner with wall and base units, electric oven, hob, and fridge freezer. two generous sized bedrooms and a modern family bathroom comprising of walk-in shower, WC, and sink.

Externally there is a driveway offering off road parking and a single garage. To the rear there is a very large private enclosed garden which has massive potential to extend subject to planning permission.

This is a great opportunity that cannot be missed!! Please call the office to arrange a viewing.

SATELLITE
BT
Sky

TENURE
Leasehold

COUNCIL TAX BAND
D - £1969

LOCAL AUTHORITY
Warrington

MOBILE COVERAGE
Vodafone
Three
O2

BROADBAND
Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps





GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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