

Birchall Avenue

Miller Metcalfe Every step of the way

Birchall Avenue

Culcheth

Detached

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 ΒT

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























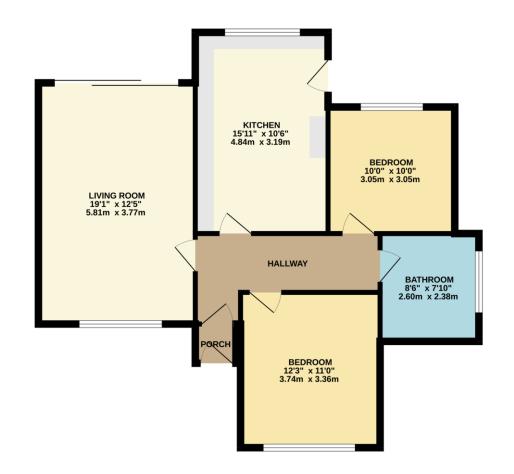








GROUND FLOOR 790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 700 sg/lb, (73.4 sg/lb, approx. White every stemps the beer made be sure the accuracy of the doopsin containers, measurements of doors, windows, norms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This pain to instantishe pappose only and idoad be used as such by any prospective parchaser. The service, systems and applications shows have not been tested and no guarantee and the with Metroger CG204

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.