



Severn Road
Culcheth

Miller Metcalfe
Every step of the way

Severn Road

Culcheth

Semi Detached  3  1 EPC Rating - To be confirmed

Situated on the popular Severn Road in the heart of Culcheth, close to all amenities, good schools, and transport links. Miller Metcalfe are delighted to have onto the open market this superb extended three-bedroom semi-detached family home.

The accommodation in brief; entrance hallway into the modern lounge benefitting from having a log burner, though to the open plan kitchen diner with wall and base units, gas hob, electric oven, dish washer, microwave, and fridge/freezer. Patio doors leading out to the rear garden. Garage conversion into a further reception room which is currently being used as a dining room but could be used as a playroom, gym or home office.

To the first floor there are two double bedrooms one benefitting from having a bay window allowing lots of natural light into the room, generous single bedroom with built in wardrobes and bed. Modern family bathroom with WC, shower, and sink.

Externally there is a driveway allowing off road parking for two cars and a private enclosed rear garden, mainly laid to lawn with a patio area all boarded with potted plants and shrubs, with the added bonus of being south facing. Purpose built shed with electric currently used as a like utility.

Please call the office to register your interest if this property is for you to avoid missing out.

TENURE
Freehold

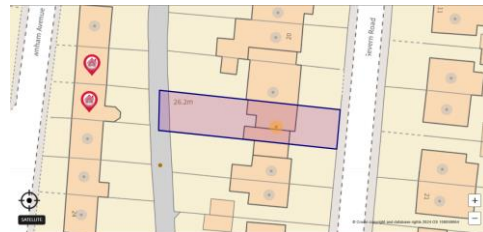
LOCAL AUTHORITY
Warrington

COUNCIL TAX
C - £1930

MOBILE COVERAGE
EE
Vodafone
Three
O2

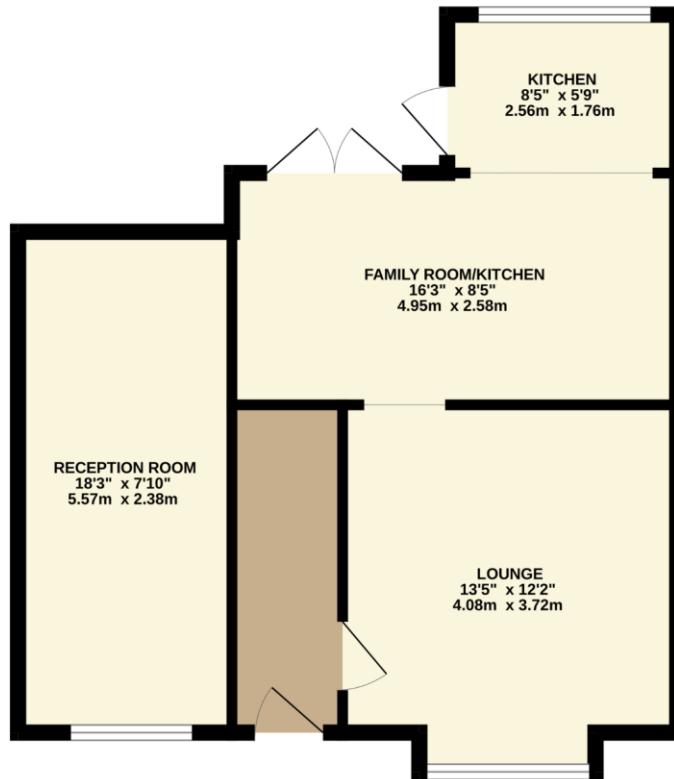
BROADBAND
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin

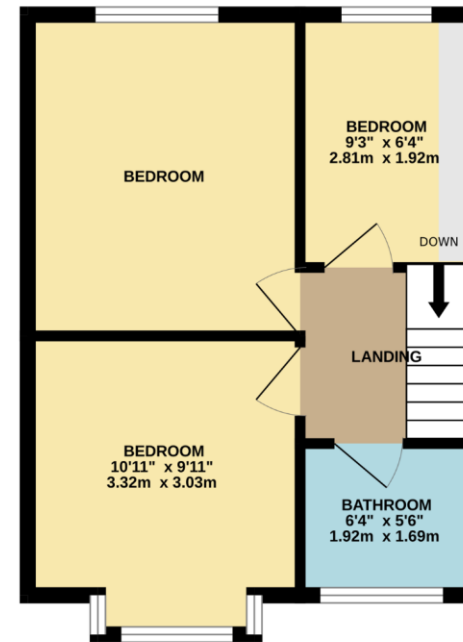




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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