



*Culcheth Hall Drive*

Culcheth



**Miller Metcalfe**  
PRESTIGE

SINCE 1891



Welcome to this delightful four-bedroom extended detached property, nestled on one of Culcheth's most prestigious roads. Situated conveniently close to local schools, this beautiful residence boasts a perfect blend of space, elegance, and functionality.

The property is entered at the front via the warm, welcoming and generously-proportioned entrance hallway, from which the lounge and kitchen can be accessed.

The lounge is a substantial dual-aspect room, with an inset open fire and folding doors leading into the dining room, which is ideal for hosting intimate gatherings or grand dinner parties. A separate sitting room to the rear of the dining room provides a cosy retreat for relaxation, with picturesque views over the generously-proportioned rear garden.

The heart of this home lies in the well-appointed kitchen, which is fitted with a range of cream 'shaker'-style wall and base units, with integrated appliances including an electric double oven and hob with a pull-out extractor, dishwasher and fridge. Adjacent to the kitchen is a convenient utility room, offering additional storage and laundry facilities, with space for a washing machine and tumble dryer, whilst the guest WC provides added convenience for residents and visitors alike.





Ascending the staircase, you'll find four generous double bedrooms, each offering a peaceful sanctuary for rest and relaxation. The master bedroom benefits from a modern en suite shower-room, comprising of a shower, pedestal hand basin, low-level flush WC, bidet and built-in storage cupboard. A family bathroom serves the remaining bedrooms, providing comfort and convenience for the entire household. This room comprises of a bath and pedestal hand-basin, with the WC being situated in a separate room.

Stepping outside, you'll discover a large rear garden, providing a private oasis for outdoor enjoyment and alfresco dining. The low-maintenance garden at the front, with shrub borders adds to the property's curb appeal, with a driveway and integral garage providing ample parking space for multiple vehicles.

Combining a good amount of space, modern amenities, a desirable location and a generous plot, this wonderful property presents a rare opportunity to purchase a perfect family home one of Culcheth's finest roads. Interested parties should contact Miller Metcalfe to avoid disappointment.

## *Entrance Hallway*

The spacious entrance hallway provides a warm and welcoming introduction to the property, with under stairs storage and access into the lounge and kitchen.

## *Reception Rooms*

The generously-proportioned lounge is a dual-aspect room, situated at the front of the property, with an inset open-fire and folding doors leading into the dining room. The formal dining room provides access into the sitting room at the rear and kitchen. The sitting room is a bright and tranquil room, offering views and access into the well-proportioned rear garden.





## *Kitchen & Utility Room*

The dining kitchen is fitted with a range of cream 'shaker'-style wall and base units, with integrated oven, fridge and dishwasher, Karndean flooring and additional space for dining. The utility room is reached from the kitchen and provides further wall and base units, with space for a washing machine and tumble dryer, Karndean flooring and access to the guest WC and integral garage.







## *Bedrooms & Bathrooms*

There are four generously-proportioned double bedrooms on the first floor, with bedroom one benefitting from fitted wardrobes and an adjacent en suite shower room, offering a shower, pedestal hand basin, low-level flush WC, bidet and built-in storage cupboard. The family bathroom comprises of a bath and pedestal hand basin, with the WC being located in a separate room, accessed from the landing.

## *External Areas*

Externally, the property is set back from the road, being fronted by a low-maintenance garden, with planted borders and plenty of space for parking. To the rear lies a large enclosed lawned garden, with mature shrub borders, a paved patio area and a pond.







## Tenure

Leasehold  
999 years from 25 December 1955

## Council Tax

Band: F  
Annual Price: £3,136

## Mobile Coverage

EE  
Vodafone  
Three  
O2

## Broadband

Basic: 17 Mbps  
Superfast: 74 Mbps  
Ultrafast: 1000 Mbps

## Satellite / Fibre TV Availability

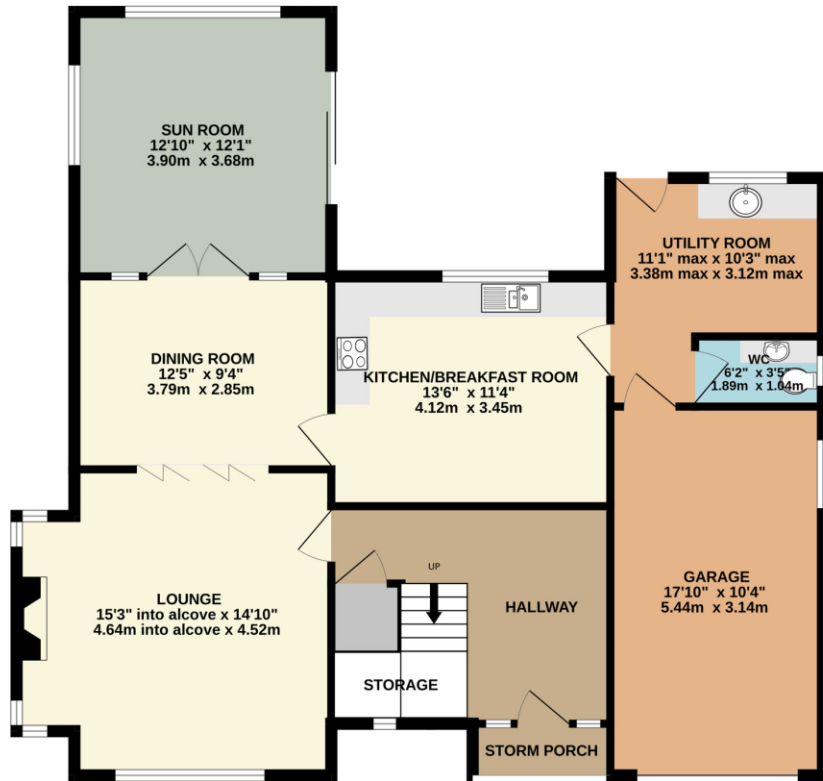
BT  
Sky

EPC Rating - To be confirmed

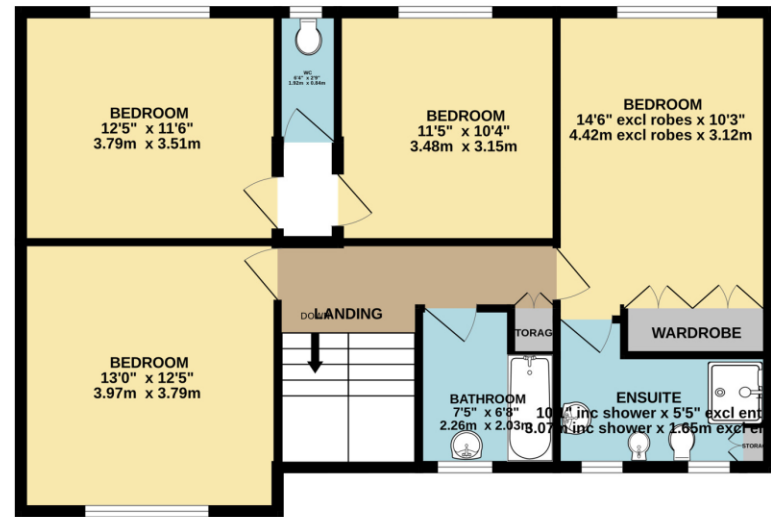




GROUND FLOOR  
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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