



*Boston Close*  
Culcheth

**Miller Metcalfe**  
*Every step of the way*

# Boston Close

Culcheth

Semi Detached

 3

 2

EPC Rating - To be confirmed

**\*\*NO UPWARD CHAIN\*\***

A semi-detached property, situated in a highly sought-after cul-de-sac, where properties do not come available for sale often. The location is ideal for buyers with children, being that it is quiet in terms of traffic and also is located within walking distance to Twiss Green Primary School.

The accommodation briefly comprises:-

Entrance porch, hallway, with understairs storage, a through lounge with dining area, with an electric fire in the lounge area, kitchen fitted with a range of wall and base units, with an integrated electric oven and hob with stainless steel extractor hood, integrated fridge freezer, and an integrated slimline dishwasher, with space for a washing machine. A conservatory is accessed from the kitchen and situated at the rear of the property, overlooking the rear garden. The former garage has also been converted, to create either an additional reception room, or ground floor bedroom, which is served by an en suite wet room, comprising of a walk-in shower, low-level flush WC and a vanity hand basin.

To the first floor there are three further bedrooms with a built-in cupboard to bedroom two. The family shower room comprises of a corner shower cubicle, low-level flush WC, vanity hand basin and built-in storage cupboard.

Externally, the property is fronted by a lawned garden and a block paved driveway, providing parking for two vehicles. To the rear is an enclosed lawned garden, with planted borders, a block-paved patio and shed with power. The rear garden has the added benefit of not being overlooked. Early viewings are strongly advised to avoid disappointment.

#### BROADBAND

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

#### SATELLITE / FIBRE TV AVAILABILITY

BT  
Sky

#### TENURE

Freehold

#### COUNCIL TAX

Band: C  
Annual Price: £1,930

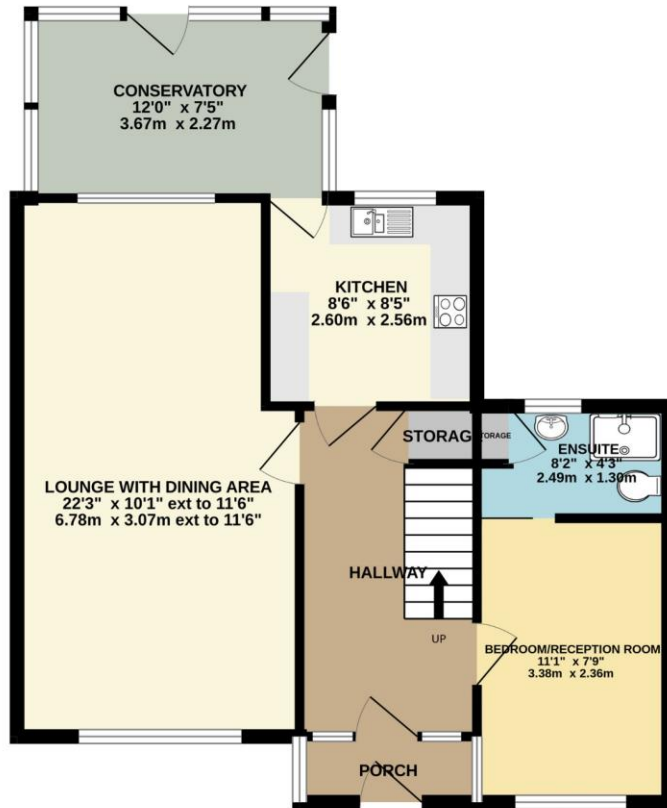
#### MOBILE COVERAGE

EE  
Vodafone  
Three  
O2

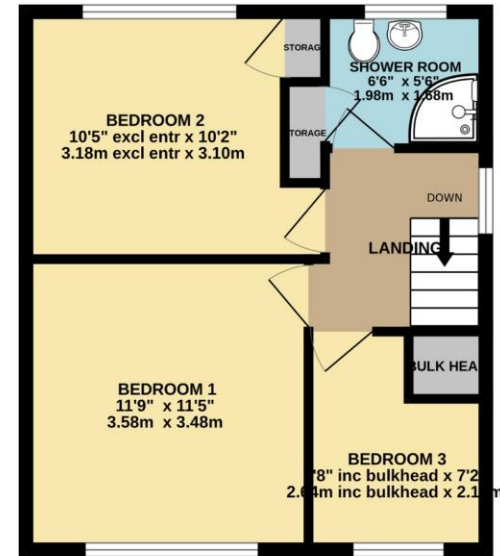




GROUND FLOOR  
636 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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