



Warrington Road
Culcheth

Miller Metcalfe
Every step of the way

Warrington Road

Culcheth

Semi Detached



3



1

EPC Rating - D

A well-presented semi detached property, which is ideally located for Culcheth village and for local schools.

The accommodation briefly comprises:-
Entrance hallway with laminate flooring, lounge fitted with an electric fire and laminate flooring, with sliding doors leading into the dining room at the rear, which is fitted with laminate flooring and provides access into the kitchen and rear external access into the garden.

The kitchen is fitted with a range of cream 'shaker'-style wall and base units, with an inset sink and drainer unit, integrated electric oven with gas hob and stainless steel and glass extractor hood, space for a washing machine and fridge freezer and a door leading into the integral garage at the side.

To the first floor there are three bedrooms and a bathroom, fitted with a white suite, comprising of a bath with shower above and glass shower screen, pedestal hand basin, low level flush WC, tiled floor and walls.

Externally, the property has a low-maintenance paved frontage, providing off-road parking for at least two vehicles. A brick built outbuilding attached to the rear of the garage provides further storage, along with a garden room, with an enclosed garden at the rear of the property, comprising of a wooden decking area, artificial turf lawn and raised planted borders.

Please contact the office to arrange a viewing.

TENURE

Leasehold, Lease term 999 (less 10 days) from 25.12.1955

COUNCIL TAX

Band: C
Annual Price: £1,930

MOBILE COVERAGE

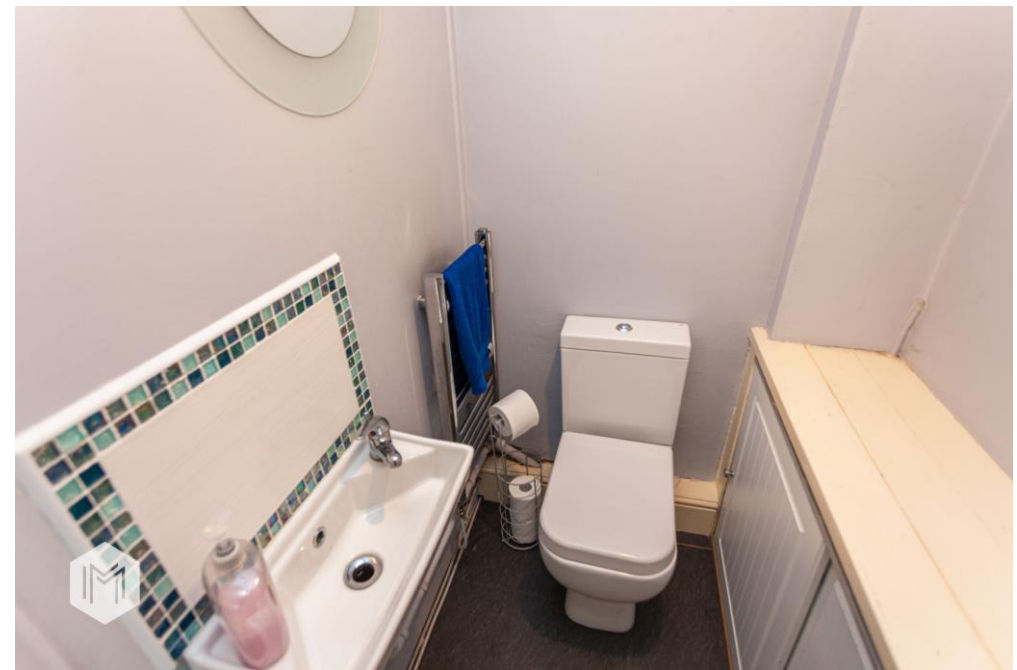
EE
Vodafone
Three
O2

BROADBAND

Basic: 17 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

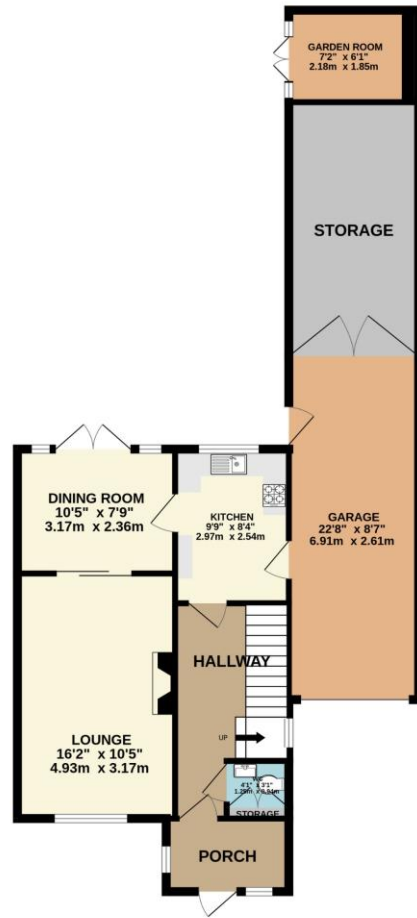
SATELLITE / FIBRE TV AVAILABILITY

BT
Sky





GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.6 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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