Cranwell Avenue

Culcheth

Miller Metcalfe

Every step of the way

Cranwell Avenue

Culcheth

Link Detached | 2 | 1 | EPC Rating - D

***SUPERB POTENTIAL *** GREAT LOCATION ***
Ideally located just a stone's throw from the highly sought-after village of Culcheth, this well-presented two-bedroom link-detached bungalow offers comfortable and convenient living in a desirable setting.

The property welcomes you with a bright entrance hallway leading into a spacious open-plan living and dining area—perfect for both relaxing and entertaining. The fitted kitchen features a range of wall and base units, an electric oven and hob, and space for essential appliances including a washing machine and fridge freezer.

Both bedrooms are generously sized doubles, providing ample space for furnishings and storage. The family bathroom is fitted with a suite comprising a shower over the bath, WC, and washbasin.

Externally, the home benefits from gardens to the front, side, and rear, offering excellent outdoor space. A single linked garage provides secure storage or parking, complemented by a driveway with off-road parking for 2–3 vehicles.

This delightful bungalow is perfect for those seeking single-level living close to village amenities, shops, and local transport links. Viewing is essential to fully appreciate what this property has to offer.

TENURE
Leasehold 937 years remaining

LOCAL AUTHORITY
Warrington

COUNCIL TAX
D -£2281

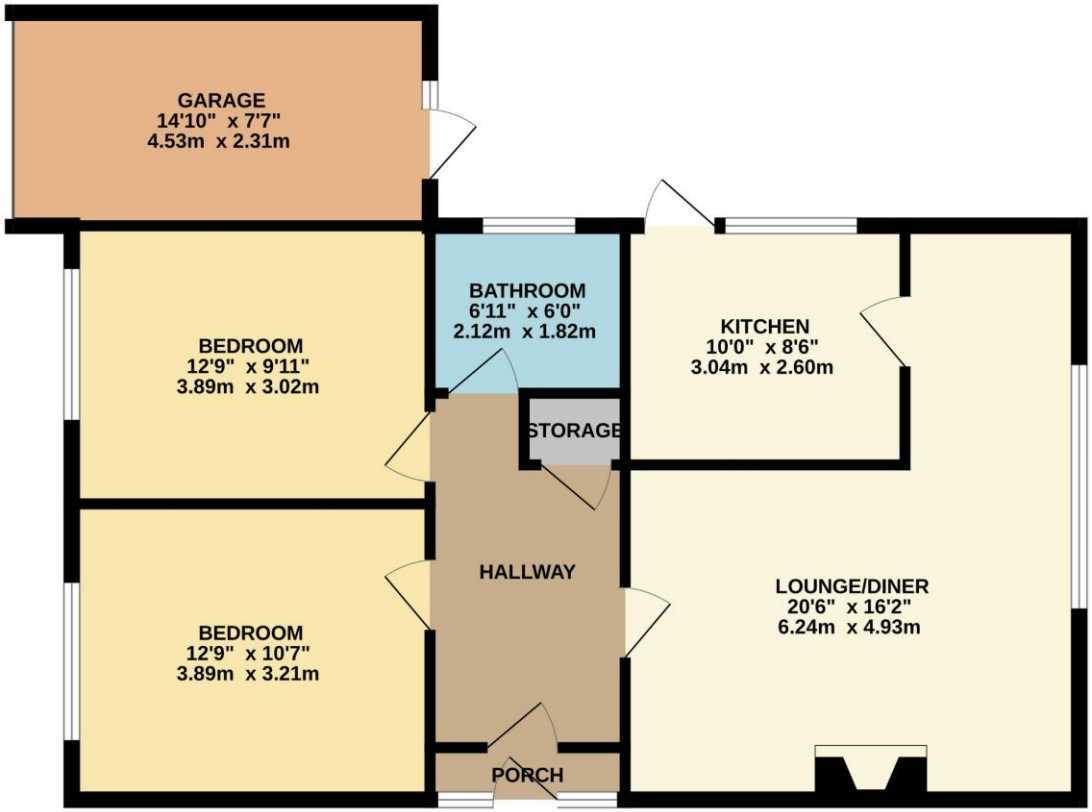
MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND

Basic
18 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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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