



**DECLAN
JAMES**
ESTATE
AGENTS



458 Warrington Road, Culcheth, Warrington, Cheshire, WA3 5QX

£295,000



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Located in the heart of Culcheth Village, this charming semi-detached house offers a delightful blend of period features and modern living. Spanning an impressive 1,287 square feet, the property boasts three spacious reception rooms, A cosy living room, galley kitchen, and a dining room with access to a sunroom that provides additional space, perfect for both entertaining guests and enjoying quiet family time. The high ceilings throughout the home create an airy atmosphere, enhancing the sense of space.

The residence comprises three well-proportioned bedrooms, to the first floor with a modern family bathroom, ensuring ample accommodation for families or those seeking extra room for guests, to the second floor the loft space has been converted into handy office / storage space. The property is ideally situated within a vibrant community, just a stone's throw away from local cafes, bars, restaurants, and shops, making it an excellent choice for those who appreciate the convenience of village life. The rear garden is a lovely outdoor space, complete with a large shed for additional storage, while off-road parking for two vehicles adds to the practicality of this home. This semi-detached house is not just a property; it is a wonderful opportunity to become part of a welcoming community in Culcheth. With its blend of character, space, and location, it is sure to appeal to a variety of buyers looking for their next home. NO CHAIN.

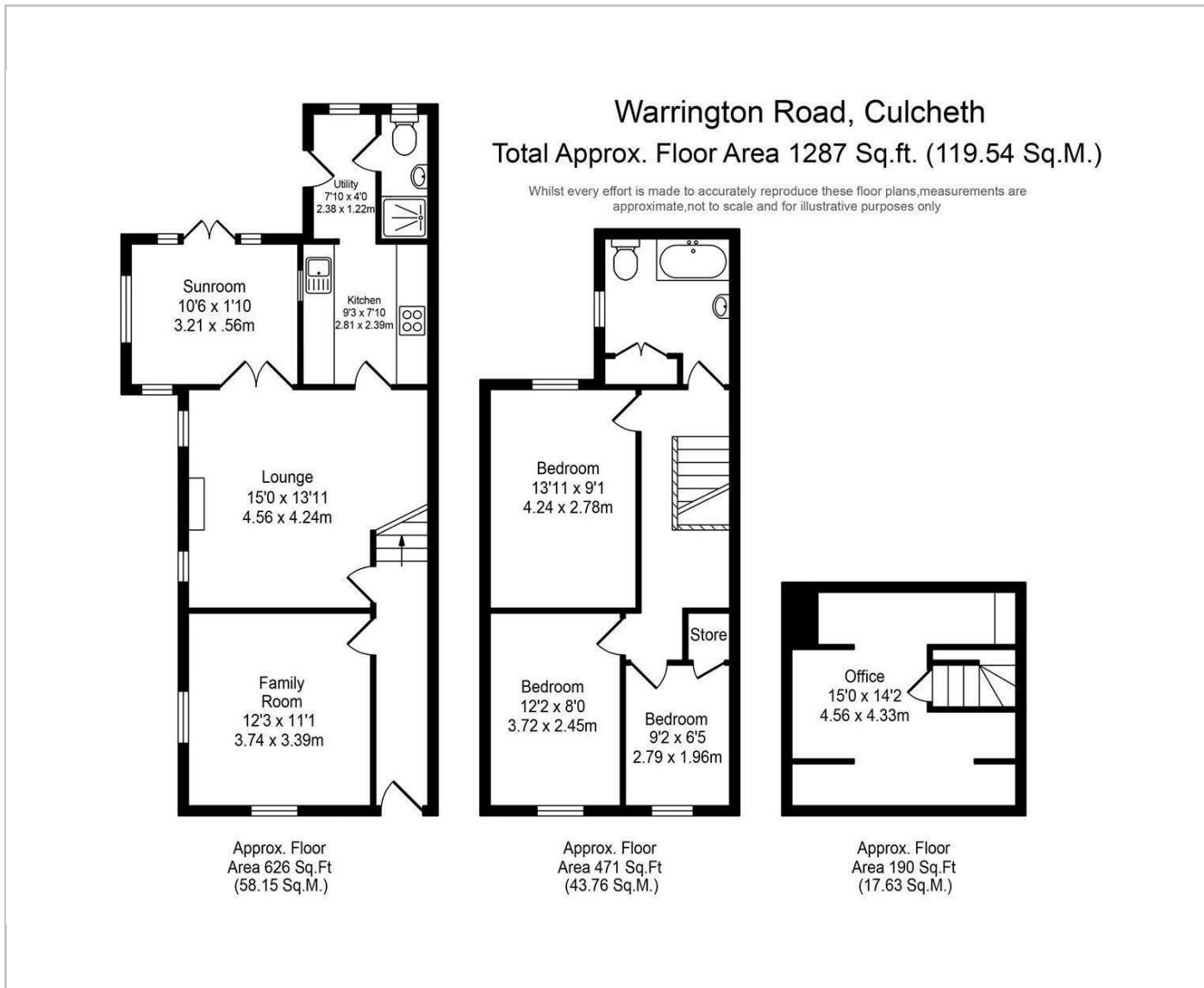
Description

- Perfect Village Centre Location
- Off Road Parking
- Rear Garden With a Large Storage Shed
- 3 Good Size Bedrooms
- Cosy Living room / Dining Room and Sunroom
- Modern Family Bathroom
- Downstairs Shower Room



Council Tax Band: B

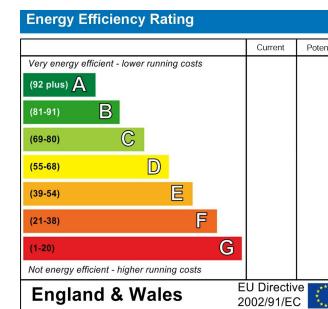
Floor Plans



Area Map



Energy Performance Graph



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