



*12b Sephton Avenue, Culcheth, Warrington,
Cheshire. WA3 4LZ.
£995,000*

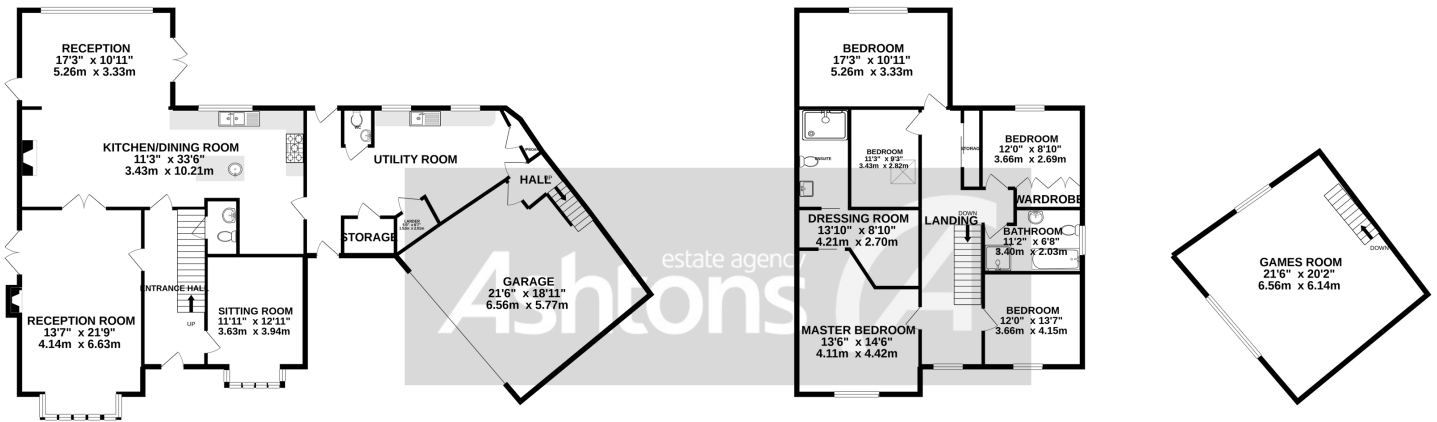


Luxurious Five bedroom detached home | Tucked away in a really quiet cul-de-sac | Freehold title |
Double detached garage and ample parking | Four reception rooms | Games room | Walk in dressing
room to master and en suite | Set within a desirable location |



GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2020

Upon entering this property, you are immediately struck by the grandeur and sophistication of the interior. The hallway boasts high ceilings and polished wooden flooring, setting the tone for the rest of the home. The ground floor comprises several well-appointed living areas, including a spacious lounge, a formal dining room, and a versatile study room that can also serve as a home office or play room.

The heart of the home lies in the expansive open-plan kitchen and family area. This modern and stylish space is perfect for both casual family gatherings and entertaining guests. The kitchen is equipped with top-of-the-line appliances, sleek cabinetry, and a large central island, providing a hub for culinary creativity. Adjacent to the kitchen, the family area features comfortable seating arrangements and direct access to the rear garden, seamlessly blending indoor and outdoor living. There are two downstairs guest bathrooms and utility/ wash room with ample storage, this leads off to the double garage with electric up and over door and converted games room over the garage which could be fully converted into a self contained annex (subject to planning).

Ascending the staircase, you reach the first floor, which accommodates the five generously proportioned bedrooms. The master suite is a true retreat, complete with a walk-in wardrobe and a luxurious en-suite bathroom. The remaining bedrooms offer ample space for family members or guests.

The property's outdoor space is equally impressive. The rear garden is a private oasis, featuring a well-maintained lawn, a patio area for al fresco dining, and mature



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



How much you can borrow? Speak to a mortgage expert in your local office.

Ashtons Financial Services

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk

