

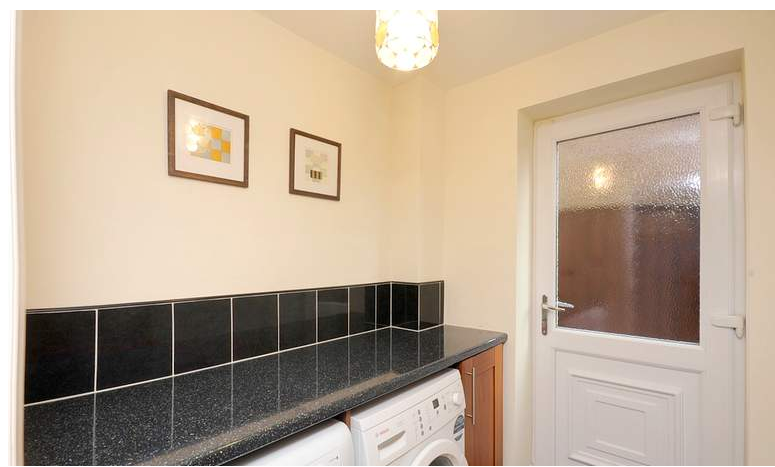


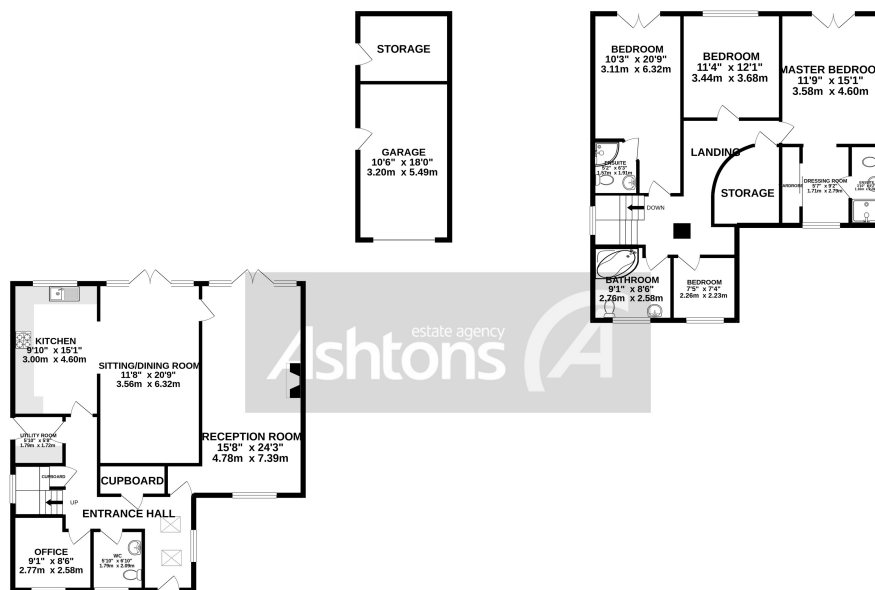
*29 Twiss Green Lane, Culcheth, Warrington,
Cheshire. WA3 4BZ.*

£799,995



Large detached family house | Four bedrooms | Two en suite bathrooms | Driveway for ample parking |
Underfloor heating | Music system to four zones | Large Garage & Driveway | Freehold title |





TOTAL FLOOR AREA: 2280 sq.ft. (211.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Ashtons Estate Agency are delighted to offer for sale this fabulous four bedroom detached house which has been extended and remodeled to provide an excellent family home. Located on Twiss Green Lane within the village of Culcheth and within easy walking distance of excellent Primary and Secondary schools, all village amenities including independent retailers, restaurants and doctors etc. The property comprises in brief of; Large vaulted entrance hall, Cloak room WC, Home office study, Large fitted kitchen with complementing and matching base and wall cabinets, granite worktops, integrated appliances and separate utility room with outside door. Large open plan dining and sitting room with feature fire and patio doors to the rear garden which gets the sun all day being western facing, second reception room is a dual aspect living room with wood floors and patio doors. The property has underfloor heating to the ground floor and is fully double glazed. First floor; Master bedroom with fitted wardrobes, Juliet balcony, dressing area and modern en-suite, large second double bedroom with Juliet balcony and en-suite, third double bedroom, fourth bedroom and well appointed modern family bathroom. Externally the property has ample paved driveway car parking, rear gardens are laid mainly to lawn with stone paved patio and fenced boundaries, large detached brick garage with



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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.

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