

New



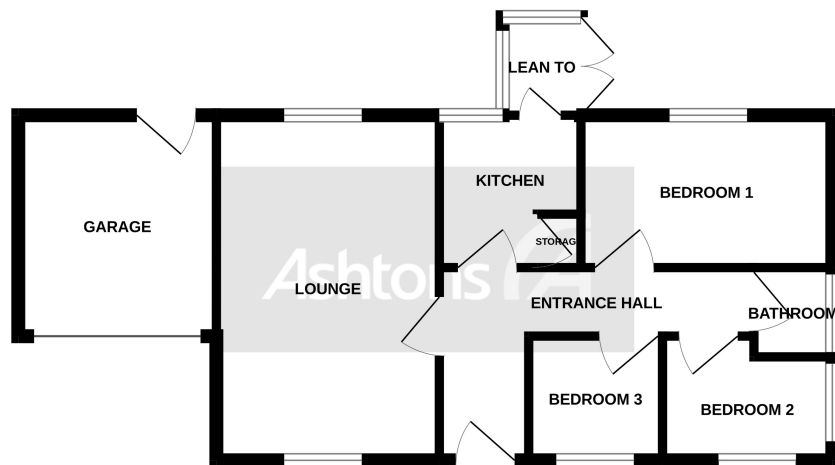
*13 Birchall Avenue, Culcheth, Warrington, Cheshire
. WA3 4DB.
Offers Over £425,000*



Three bedroom detached bungalow | Garage and large driveway | Quiet and peaceful cul-de-sac location | Offered For Sale no chain | Recently fitted boiler | Freehold title | Situated within commuting distance of Manchester and Liverpool | Within walking distance of village shops, pubs, cafes and



GROUND 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.
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As you enter the property, you are greeted by a welcoming entrance hallway, which leads through to a bright and airy living and dining space overlooking the front and rear gardens.

The kitchen is fully equipped and features plenty of storage space, including a pantry cupboard, this then leads to a lean to which overlooks the rear garden.

There are three well-proportioned bedrooms, the master bedroom has fitted wardrobes. Completing the accommodation is a family bathroom with a three piece suite.

Outside, the property benefits from a large driveway providing off-street parking for multiple vehicles and a single garage with power and lighting. The boiler is located within the garage and has been recently fitted. The rear garden is mainly laid to lawn with mature borders and a patio area, providing a tranquil and private space for outdoor living.

The property is warmed throughout with gas central heating and is double glazed, the council tax band is E and the property tenure is Freehold.

In summary, this 3 bedroom detached bungalow on Birchall Avenue, Culcheth offers a fantastic opportunity for those looking for a spacious bungalow in a highly sought-



Contact your local office to arrange a viewing:

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Great Sankey: 01925 454300
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Stockton Heath: 01925 453400
St.Helens: 01744 754120
Wigan: 01942 498862
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Ashton-In-Makerfield: 01942 364446
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Commercial Office: 01925 907709
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Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

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