



*20 Langden Close, Culcheth, Warrington, Cheshire.  
WA3 4DR.*

*Offers in Excess of £725,000*



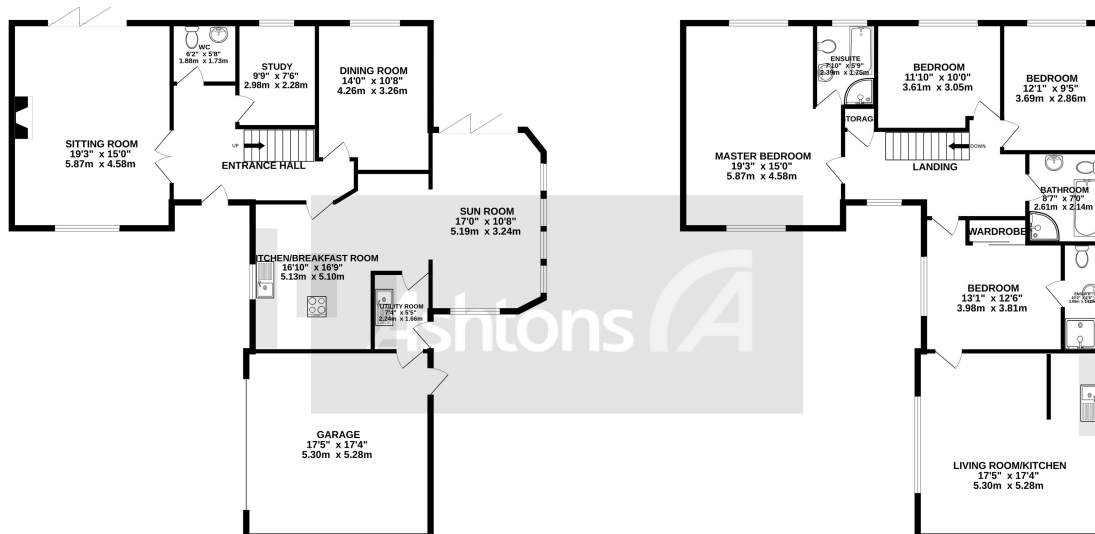
Positioned on a larger than average plot | Four/Five Bedrooms | The fourth bedroom is ideal as a separate annex with bathroom and kitchen, lounge area | Double garage with electric up and over door | Wood burning stove to the lounge | Recently installed heating system in Jan 2022 with nest heating | Quiet and

ear  
ed.



GROUND FLOOR  
1405 sq.ft. (130.6 sq.m.) approx.

1ST FLOOR  
1232 sq.ft. (114.4 sq.m.) approx.



TOTAL FLOOR AREA : 2637 sq.ft. (245.0 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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Tucked away at the head of the cul de sac as you approach the property, you'll immediately notice the beautifully landscaped private garden, thoughtfully designed to offer seclusion. The garden provides the perfect retreat for relaxation and outdoor entertainment.

Stepping inside, you'll find a host of modern features that have been meticulously incorporated into the design. The heart of the home boasts a sleek and contemporary new kitchen, complete with an AEG oven, an induction hob island with an overhead extractor, and integrated appliances. Cooking and entertaining in this space will be an absolute pleasure.



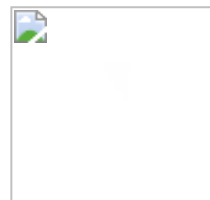
Contact your local office  
to arrange a viewing:

- 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.

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with its own en-suite and kitchen facilities.

Accessed from Bedroom 4, the loft space has been thoughtfully boarded and fitted with two Velux windows, providing ample storage and the potential for further development.

The family bathroom on the first floor is equally impressive, featuring a four-piece suite complete with a refreshing rain shower.

In summary, this stunning property on Langden Close, Culcheth, offers a rare blend of contemporary living, space, and tranquility, making it the perfect family home for those seeking the finer things in life.