

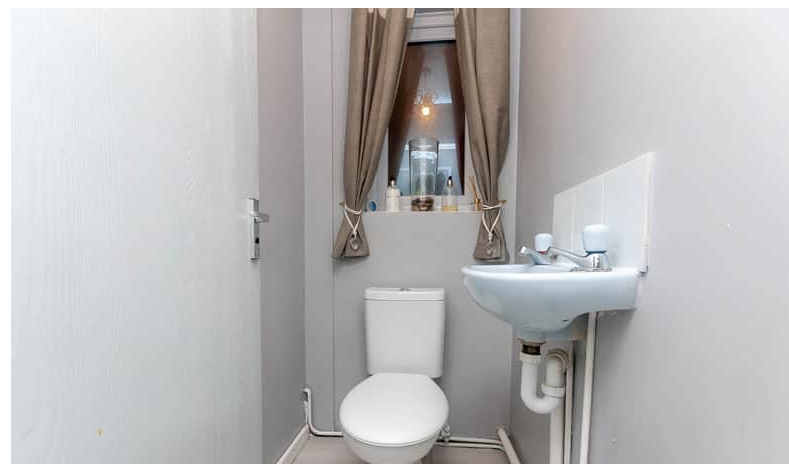
New



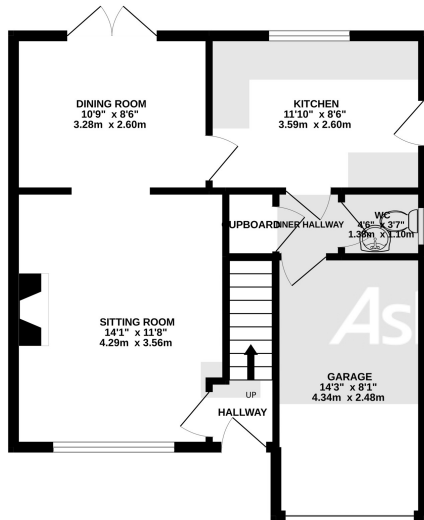
*39 Weaver Road, Culcheth, Warrington, Cheshire.
WA3 5EY.
Offers Over £370,000*



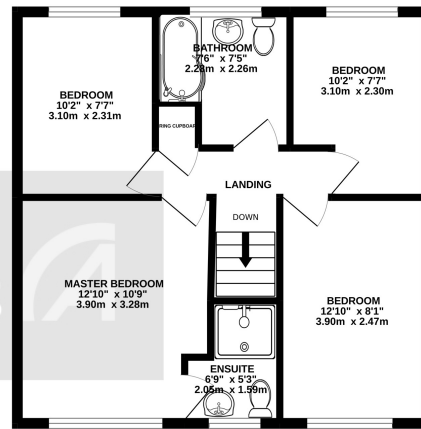
Two reception rooms | Four bedroom detached family home | Downstairs WC & Storage | Garage and driveway parking | En suite Off Master Bedroom | Freehold title | Cul - de - sac position |



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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The internal accommodation suits modern day family lifestyle perfectly and comprises entrance hall which leads to the open plan living/dining room, kitchen, downstairs cloakroom. To the first floor are four bedrooms with the master benefiting from an en-suite shower room, the family bathroom completes the internal accommodation.

Externally the property is approached over a block paved driveway providing off road parking leading to the garage, the rear has lawned garden which is not overlooked and a covered patio area which is ideal for enjoying alfresco dining on warm summer days/evenings.

Culcheth is often described as one of Cheshire's most charming villages, famous for its excellent schooling options, fantastic motorway links and lovely semi-rural aspects. The village itself offers a host of local amenities, including a range of eateries, local supermarkets and boutique shops and cafes. The renowned Bents garden centre is conveniently located in the neighbouring village of Glazebury. Culcheth is also ideally located for access to commuter link



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

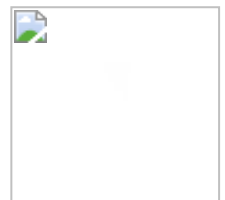
Viewing Arrangements

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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