

TOTAL FLOOR AREA : 2895 sq.ft. (269.0 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. Made with Metropix ©2023



£1,300,000

Located on one of Culcheth's most exclusive roads | Stunning Five Bedroom Home with Family bathroom & 2 ensuites | Detached property within large plot | Double garage with EV charging and horseshoe driveway with room for 6 cars | Large private garden to the rear with sun throughout the day | Study, Office and Large Gym/Garden room | Freehold title |







## 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

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**Viewing Arrangements** Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details These particulars, whilst being belived to be accurate are set out as a general outline only for guideance 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

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Beechwood Lane, Culcheth. WA3 4HJ.





Farfield is a stunning, individual family home located on Beechwood Lane, one of the most desirable and exclusive places to live in Culcheth. The home is positioned within a large plot that boasts a spacious and well-appointed interior, with a modern design that seamlessly blends style and comfort. While within easy walking distance of the Village amenities and local schools, you can also walk to the Golf Club, or pop on your wellies and in minutes be walking over fields feeling miles away from urban life.

The horseshoe driveway is a key feature to the property where there is ample parking of at least 6 cars on the drive, in addition to the double garage with electric doors and EV charging point.



Did you know? Ashtons Estate Agency now have a network of Independent, whole of Market Mortgage Advisors working in our offices. Speak to an expert today, contact your local office.



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