

New

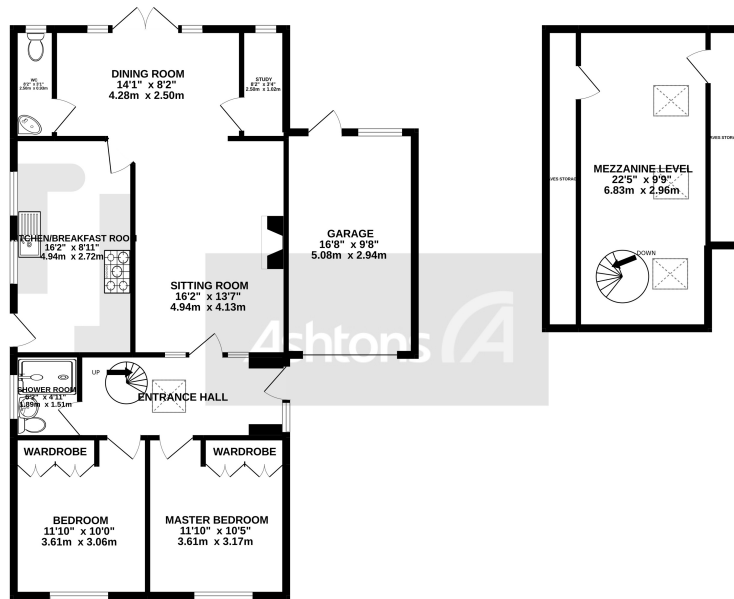


*17 Lowther Avenue, Culcheth, Warrington, Cheshire
. WA3 4JZ.
£379,000*



Offered with no chain | well presented and maintained | Two ground floor bedrooms | Spacious reception rooms | Large multi- purpose first floor area | Link detached |





TOTAL FLOOR AREA: 1529 sq.ft. (123.5 sq.m.) approx.

While 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, fixtures and appliances shown have not been tested and no guarantee is given as to their quantity or reliability or condition.
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The front of the property offers a lawned area and block paved driveway with off-road parking for up to three cars and access to the garage, which has an electric main door plus a rear door for access to the rear garden.

Upon entering the property, there is a spacious well-lit entrance hall with sky light and modern feature radiator. From the hall there is a large lounge with electric fire, leading to a dining area with double patio doors looking out onto the garden. From the dining room, the kitchen is fully fitted, with a seven-ring gas hob, double oven, grill & plate warmer/proving drawer, integrated fridge/freezer, dishwasher, breakfast bar and a rear door for access to the rear garden. Also, from the dining room, there is a separate room with toilet and wash basin, along with a further separate storage and cloak room with hatched access to overhead storage. The two bedrooms accessed from the entrance hall have fitted wardrobes and there is a main shower room, with toilet and wash basin.

There is a spiral staircase leading to a large sky-lit mezzanine area with ample power sockets and telephone line socket making it ideal for a large home office, possible third bedroom or games room.

The rear garden is fairly compact and low maintenance with decking, lawn, shrubbed borders, paved areas and a summer house. The property is leasehold with ground rent payable of £12 per year with a council tax band D.



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to arrange a viewing:

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Viewing Arrangements

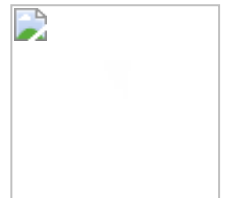
Viewing is strictly by appointment only through
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