



**BENT LANE, CULCHETH, CHESHIRE, WA3 5ES**



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Welcome To Your Dream Bungalow With Wow Factor Double Height Ceilings And An Open Plan Layout, This Home Offers A Sense Of Space, Perfect For Both Relaxation And Entertaining. The Expansive Bi-Fold Doors Connect The Interior To The Stunning Feature Gardens. In A tucked Away Position Just A Short Walk From The Vibrant Village Centre.

The property is accessed via electric gates that lead to a spacious brick paved driveway, providing ample parking for several vehicles and access to an attached garage with an electric door.

Inside, the property benefits from underfloor heating and features an entrance hall, an open plan lounge and dining area that flows into the kitchen, a principal bedroom with an ensuite wet room, two additional bedrooms, and a family bathroom. A pull-down ladder leads to a useful boarded loft area.

The grounds extend to the front, rear, and side elevations, offering a private and secure aspect surrounded by mature hedging. The garden features a large decking area, ideal for alfresco dining, and showcases specimen shrubs and flowers.





**FRASER  
REEVES**



**Approx. Gross Internal Floor Area 1699 sq. ft / 157.98 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**General Services:**

All main's services are believed to be connected to the property.

**Local Authority:**

Warrington Borough Council

**Council Tax:**

Band E

**Tenure:**

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst 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 or 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 fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street, Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

