



CHURCH LANE, CULCHETH, CHESHIRE, WA3 5DP

**FRASER  
REEVES**



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An Exceptional Family Home, This Beautifully Extended And Skilfully Designed Detached Property Offers The Perfect Blend Of Modern Living And Practical Space. Situated In A Sought-After Location, It Provides A Stylish And Functional Layout Ideal For Both Family Life And Entertaining, With Generous Proportions And High-Quality Finishes Throughout. The Home Is Located Just A Short Walk From The Vibrant Village Centre, Offering The Convenience Of Local Amenities, Yet Nestled In A Peaceful Corner Plot.

The property is approached via a tarmacadam driveway, with a paved pathway leading to the front entrance.

The property features a wide, welcoming hallway with double doors leading to a bay-fronted lounge, creating a perfect space for relaxation. To the rear is an impressive kitchen/dining/family room with a striking central island, ideal for socialising and cooking. Bi-fold doors seamlessly connect this space to the rear gardens, bringing the outdoors in. A study provides an ideal workspace, while a practical cloakroom/WC completes the downstairs layout, offering both style and functionality for family life. To the first floor are four good sized bedrooms, a contemporary bathroom, plus an ensuite shower room.

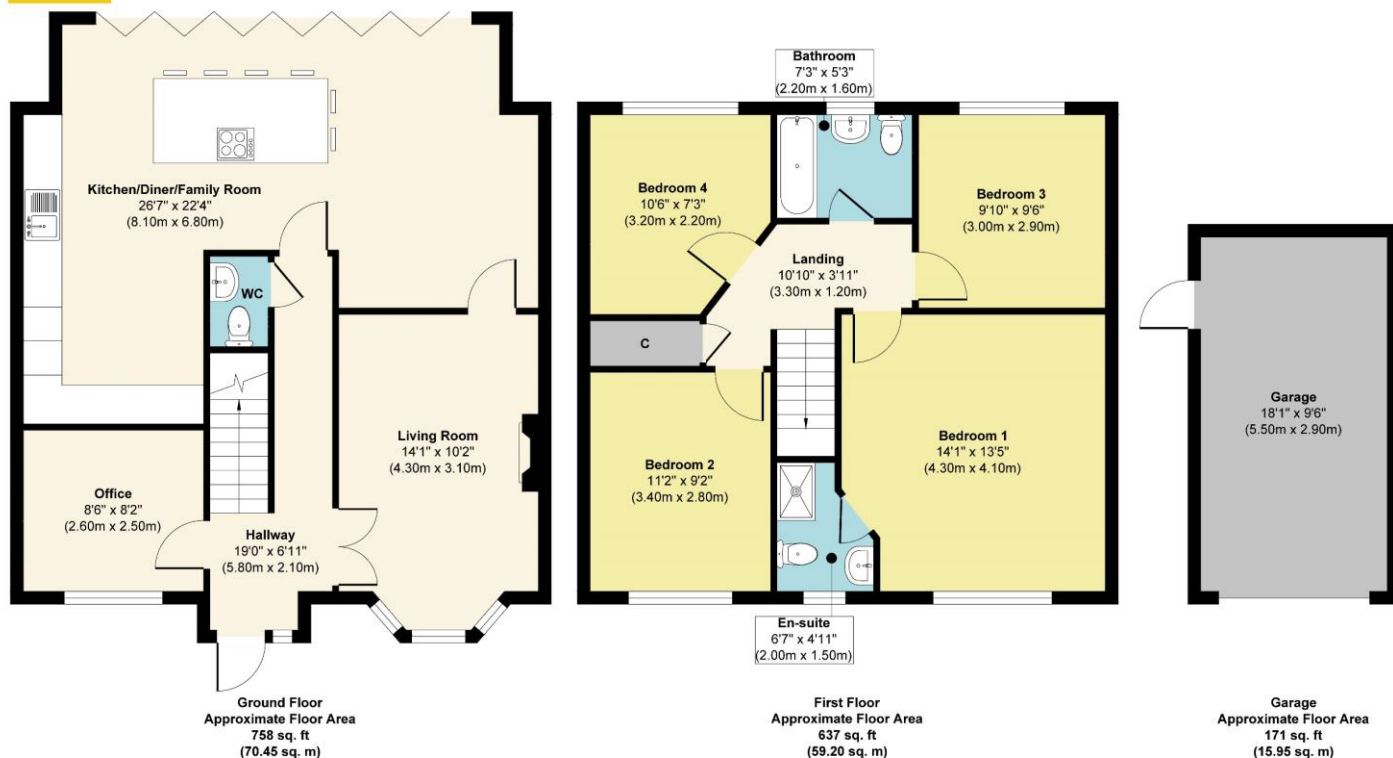
Outside, the property enjoys a generous corner plot with a large patio area, perfect for alfresco dining and entertaining. The well-maintained lawn and side access gate add to the practicality of the space, while the detached brick garage provides ample storage or potential for further use. This beautiful home offers a rare combination of space, modern amenities, and outdoor appeal, making it an ideal choice for growing families.







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**Approx. Gross Internal Floor Area 1566 sq. ft / 145.60 sq. m (Including Garage)**

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

### General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: GCH

Broadband: maximum download 1000 mbps upload 220 mbps, basic download 16mbps, upload 1 mbps, superfast download 80 mbps upload 20 mbps, ultrafast download 1000 mbps, uplad 20 mbps.

Mobile Signal/Coverage: EE voice ¾, data ¾, 3 voice 4/4, data 4/4, O2 voice 4/4, data 4/4, O voice 4/4, data 4/4

Flood Risk (if known): None

### Local Authority:

Warrington Borough Council

### Council Tax:

Tax Band E

### Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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.

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