



## 16 Twiss Green Lane

Culcheth, Warrington, WA3 4BY

Offers Over £500,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 4 bedroom Semi-detached House in Culcheth, Warrington and is situated on the much sought after Twiss Green Lane that also offers close proximity to outstanding local schools, amenities and transport links. The property is a 1950's traditional bay-windowed property and has been extended and expertly modernised to a high standard. In brief the accommodation comprises of entrance / hallway, bay front lounge with duel fuel fire, downstairs W.C and to the rear elevation there is a stunning modern fitted kitchen with separate utility room, quartz worktops throughout and integrated appliances which leads to a dining area with wood burning fire and orangery / family room with French doors leading to the rear elevation. To the first floor the split level landing provides access to three generous sized bedrooms, a stunning family bathroom with 4 piece suite in white and a further shower room with three piece shower suite in white. To the second floor the landing provides access to a large attic bedroom with two Velux windows and a useful walk in storage area. The property is warmed by Gas Central Heating with electric underfloor heating installed in the family living / orangery and also benefits from a modern tasteful decor and double glazing throughout. Externally the property sits on a good sized plot and has a driveway with off road parking for 2 cars leading to a half depth garage which offers useful storage and lawn with mature tree to the front. To the rear elevation the garden is perfect for those summer months with two large patio areas, artificial lawn, perimeter fencing and shed offering useful storage. Early viewing is highly recommended to appreciate this wonderful family home.



## GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining / Family Room

Utility Room

Sun Lounge / Orangery

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Shower Room

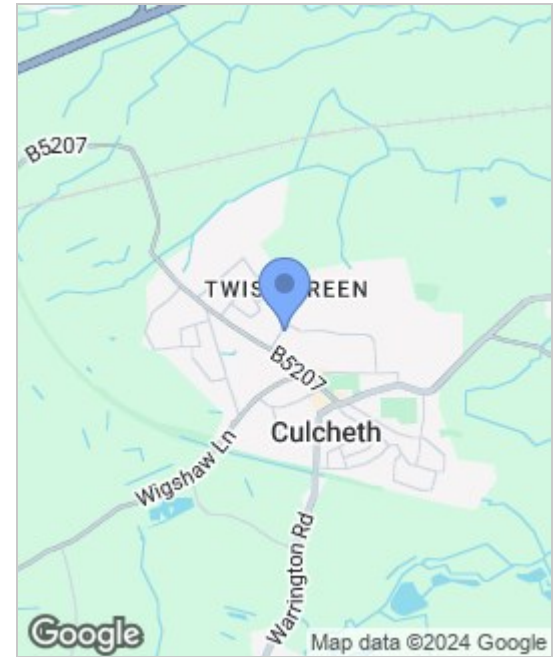
## SECOND FLOOR

Bedroom 4

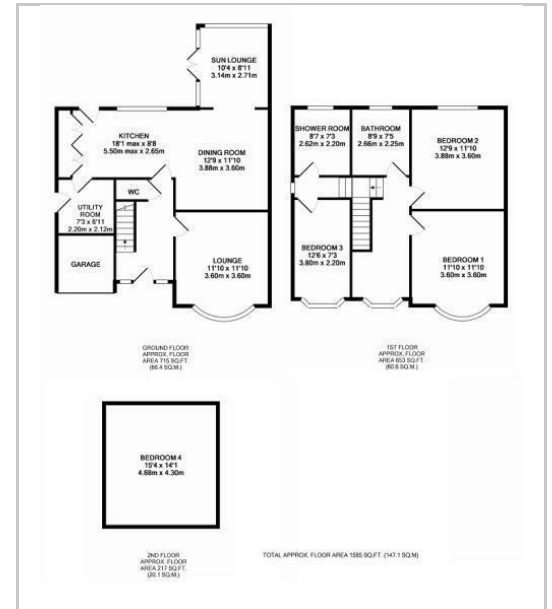
EXTERNAL

Rear Garden

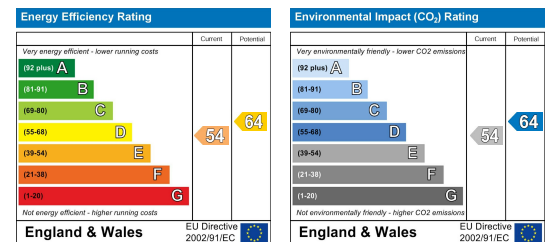
## Area Map



## Floor Plans



## Energy Efficiency Graph



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