



Jackson Avenue, Culcheth, WA3 4EL

£449,950

Discover your dream home with Stone Cross Estate Agents. Presenting a stunning Three Bedroom Detached property. This gem, boasting freehold status and no chain, resides in the highly coveted Culcheth area. Its prime location ensures effortless access to The East Lancashire Road and Motorway Networks, alongside proximity to local amenities and esteemed schools. Step inside to find an inviting entrance hallway, spacious lounge/diner, well-appointed kitchen, charming orangery, a convenient downstairs shower room, and a versatile bedroom. Ascend to the first floor to uncover two additional bedrooms and a pristine bathroom. Outside, a tarmac driveway and stone garden area adorn the front, while the secluded rear garden, complete with a detached garage, offers ample off-road parking - all ensuring a lifestyle of unparalleled comfort and convenience. **Please Contact Us To Arrange A Viewing******

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Orangery**
- **Two Bathrooms**
- **Freehold**

Entrance Hall

UPVC double glazed door to the side elevation, two ceiling light points, tiled flooring, wall mounted radiator, storage cupboard housing the boiler and stairs to the first floor.

Lounge/Diner

22' 1" x 12' 0" (6.72m x 3.65m) Two UPVC double glazed windows both to the front elevation one of which is floor to ceiling, electric fire with surround, wall mounted radiator, two ceiling light points and French glazed door leading into the kitchen.



Kitchen

12' 2" x 11' 2" (3.72m x 3.41m) UPVC double glazed window to the side elevation, utility cupboard, plumbing for washing machine, space for fridge/freezer, electric cooker with extractor.



Orangery

12' 5" x 10' 5" (3.79m x 3.17m) UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the side and rear elevation, wall mounted radiator, two wall lights and laminate flooring.

Bedroom Two

13' 7" x 11' 6" (4.13m x 3.50m) UPVC double glazed window to the rear elevation, feature frosted window, ceiling light point and wall mounted radiator.



Shower Room

Double shower- mains operated, vanity sink unit, low level W/C, part tiled walls, hand towel radiator, wall mounted radiator and four spotlights.

First Floor

Landing

Ceiling light point, loft access, access to eaves and storage cupboard.

Bedroom One

13' 11" x 11' 2" (4.25m x 3.40m) Two UPVC double glazed windows to the front elevation, ceiling light point, wall mounted radiator and access to eaves.

Bedroom Three

8' 4" x 9' 3" (2.54m x 2.81m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and access to eaves.



Bathroom

UPVC double glazed frosted window to the rear elevation, three piece suite, beveled bath with mixer tap, part tiled walls, wall mounted radiator and four spotlights.

Outside

Front

A sleek tarmac driveway leading to a charming stone garden adorned with lush bushes and vibrant shrubs. Convenient gate access on the side ensures seamless entry to the rear, promising both beauty and functionality.

Rear Garden

Enclosed driveway guides to a detached garage amidst a serene landscape of lush lawn, paved patio, and vibrant plants and shrubs.

Garage

Detached, up and over door, electric and power and a door to the side.

Tenure

Freehold

Council Tax

D

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.



Energy performance certificate (EPC)

6, Jackson Avenue
Culcheth
WARRINGTON
WA3 4EL

Energy rating
B

Valid until: 6 August 2025

Certificate number: 0438-6094-7268-3575-4980

Property type Detached bungalow
Total floor area 102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.