



43 Thames Road, Culcheth, WA3 5DX

**Offers in Excess of
£259,950**

*Discover your dream home with Stone Cross Estate Agents. Presenting a stunning Two Bedroom Semi Detached True Bungalow. This gem 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 conservatory, bathroom, and two bedrooms. Outside, a driveway and laid to lawn. To the rear you will find laid to lawn, paved area and mature shrubbery. ****Please Contact Us To Arrange A Viewing*****

- Two Bedrooms
- Semi-Detached Bungalow
- Off Road Parking
- Enclosed Rear Garden
- Three Reception Rooms

Entrance Hallway

Via UPVC double glazed door to the side elevation, wall mounted radiator, ceiling light point and loft access.

Lounge

10' 11" x 15' 1" (3.33m x 4.61m)

Electric fire and mantle, wall mounted radiator, ceiling light point and two wall light points.

Conservatory

8' 5" x 10' 3" (2.57m x 3.13m)

UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator and laminate flooring.

Kitchen

8' 7" x 7' 10" (2.61m x 2.38m)

UPVC double glazed window to the side elevation, integrated electric hob, oven and extractor, plumbing for washing machine, part tiled walls, stainless steel sink unit with a swan tap, wall base and drawer units and tiled flooring.

Dining Room

8' 8" x 7' 11" (2.64m x 2.41m)

UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation, tiled flooring, wall mounted radiator and a ceiling light point.

Bedroom One

14' 6" x 8' 10" (4.43m x 2.68m)

UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Two

8' 8" x 8' 9" (2.65m x 2.66m)

UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, bath with a hand held shower, vanity sink unit, W/C, tiled walls and tiled flooring, ceiling light point and a wall mounted radiator.

Outside

Front

Paved driveway and laid to lawn.

Rear

Enclosed rear garden, patio area, laid to lawn, shed and lamp post.



Tenure

Council Tax

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

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.*









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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.

Stone Cross Estate Agents LTD

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