

Warrington Road, Culcheth, WA3 5HS
£295,000

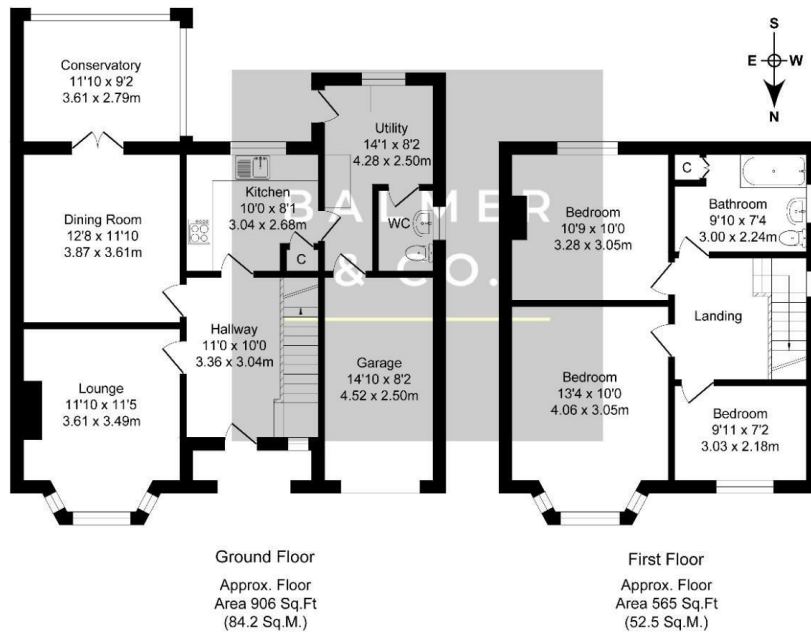


BALMER & CO are delighted to offer FOR SALE this larger than average and heavily extended three bedroom semi-detached house in Culcheth, Cheshire. Offered with no onward chain, this property comprises in brief of entrance porch, large central hallway, separate living and dining rooms, large conservatory, modern fitted kitchen with integrated appliances, large utility room, with W.C, completing the ground floor. To the first floor are two large, well proportioned double bedrooms, the master with fitted wardrobes and feature bay window, third single bedroom, with three piece family bathroom completing the accommodation on offer. Outside the property occupies a generous plot with a garden frontage, driveway and garage providing off-road parking, whilst to the rear there is a large South facing, private garden. Early viewings highly recommended, all enquiries welcome.

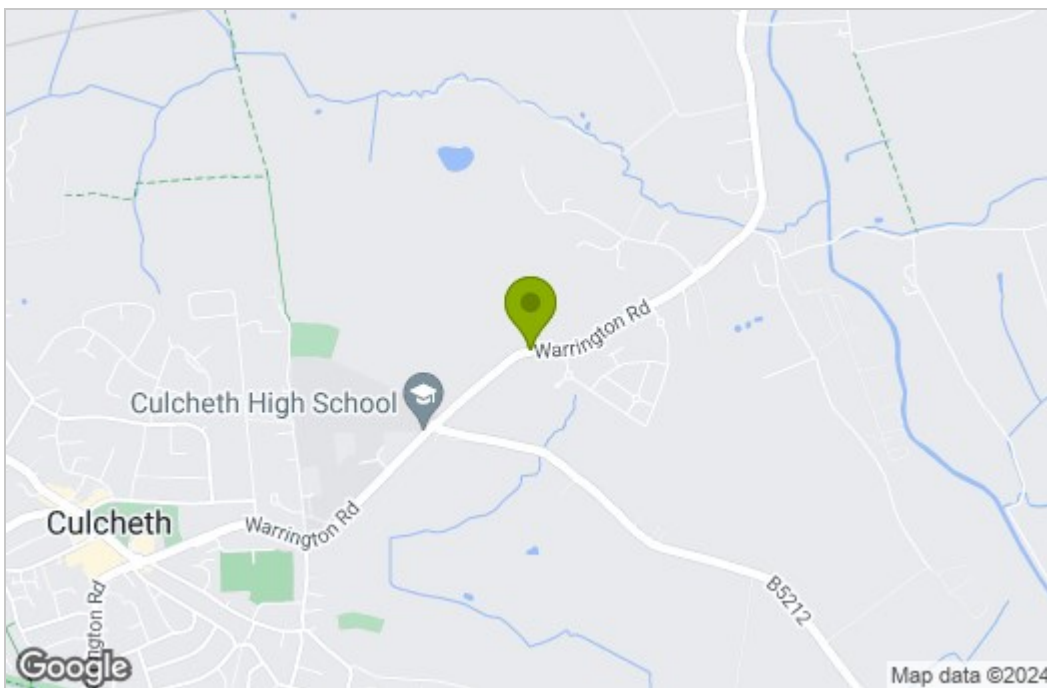
Floor Plan

Warrington Road, Culcheth
 Total Approx. Floor Area 1471 Sq.ft. (136.7 Sq.M.)

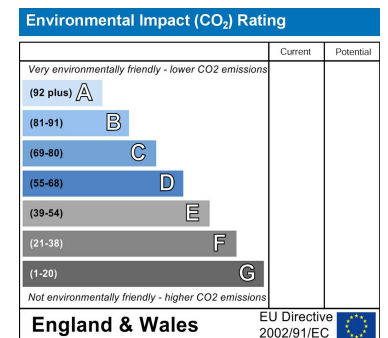
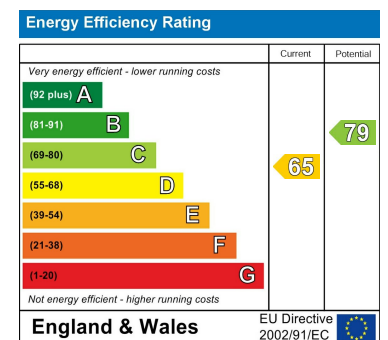
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.