



£825,000

## DESCRIPTION

AH

**111 COMMON LANE  
WA3 4HQ**

**£825,000**

INTRODUCING THIS IMPOSING AND HIGHLY ATTRACTIVE FOUR-BEDROOM DETACHED HOME OFFERING 2723-SQFT OF LIVING SPACE.

FORMING PART OF THE SOUGHT-AFTER AREA OF CULCHETH VILLAGE THIS PROPERTY COMBINES ORIGINAL FEATURES WITH A GENEROUS PLOT, OFFERING GREAT POTENTIAL FOR FUTURE DEVELOPMENT.

Set on a large plot with well-maintained gardens, the home provides plenty of space and privacy. Inside, the property has a welcoming feel, with four good-sized bedrooms (including a master with en-suite), a family bathroom, four reception rooms, and a modern kitchen. Ample original features, such as bay windows, ornate ceiling cornice and original joinery work add character and grandeur to the house.

The substantial plot, approximately one-third of an acre, offers significant scope for development. A detached garage and utility area provide additional storage and space for cars, with potential for further enhancements.

Located close to excellent schools, shops, and amenities, this property is in a prime spot within Culcheth Village. Leigh Golf Club is nearby, and there are convenient transport links to motorways and public transportation.

This property offers a fantastic opportunity for a family home with development potential.

Call today to arrange a viewing **SOLD WITH NO ONWARD CHAIN.**



## KEY FEATURES

AH

- A stunning four bedroom detached home
- Substantial and mature gardens
- Plot size of approx 1/3rd of an acre
- Circa 2700-SqFt of accommodation
- Highly sought after & prestigious location
- Huge scope for development
- Large detached double garage & utility
- Freehold/No onward chain



## KEY FEATURES

AH



A unique opportunity to acquire this imposing and highly attractive 2700-SqFt detached residence forming part of a Culcheth a sought after and prestigious location. This stunning family home enjoys a substantial plot of approx 1/3rd of a acre in size providing ample opportunity for development. Viewings are highly recommend to appreciate all this incredible property has to offer.



## SEE FLOORPLANS



## LOCATION

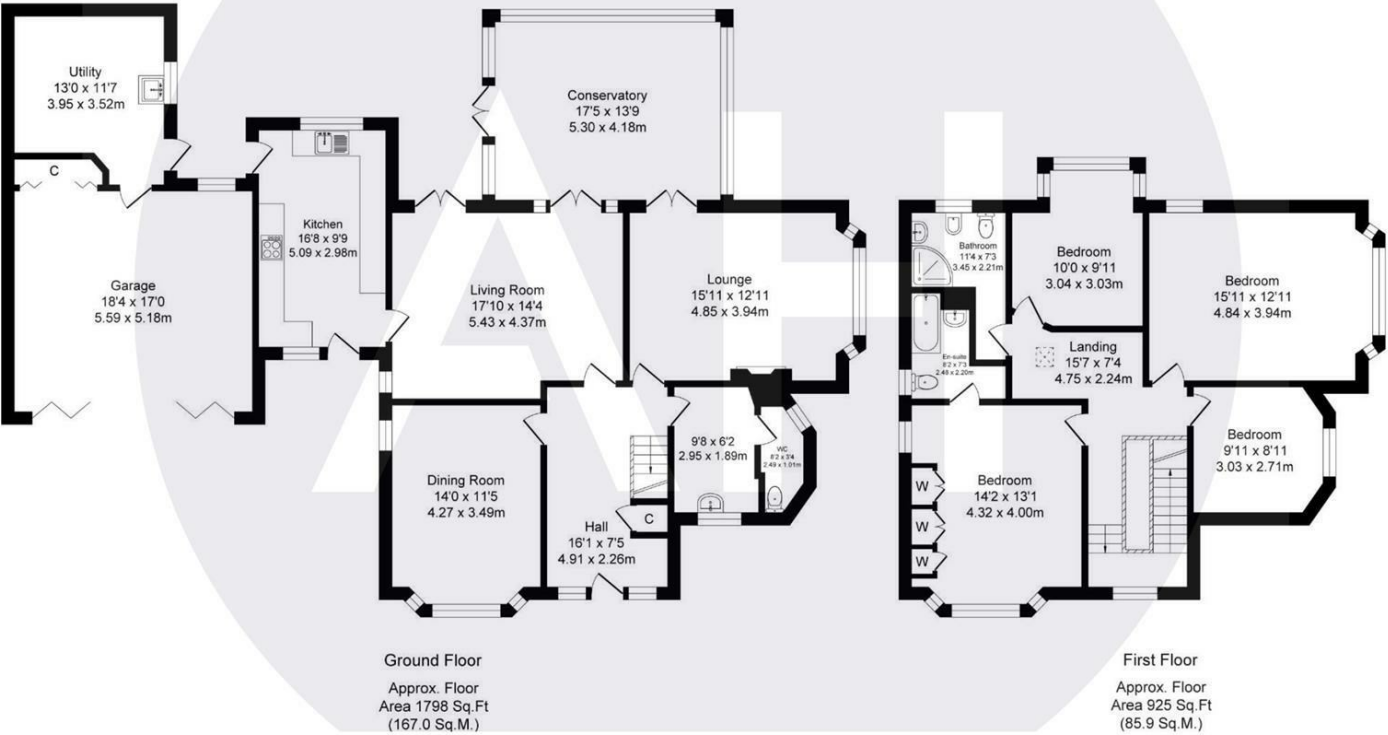
Culcheth is a picturesque village in Warrington, Cheshire, offering a mix of rural charm and modern conveniences. It features independent shops, cafes, and essential services, making it ideal for families. Surrounded by green spaces and home to Culcheth Linear Park and Leigh Golf Club, it's perfect for outdoor activities.

Well-connected, with easy access to the M6 and M62, it's a convenient spot for commuting to nearby cities like Warrington, Manchester, and Liverpool. With excellent schools and a strong community feel, Culcheth is a highly desirable place to live.





Common Lane, Culcheth, Warrington  
Total Approx. Floor Area 2723 Sq.ft. (252.9 Sq.M.)



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHOLME.CO.UK  
WWW.ASHWORTHOLME.CO.UK

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.