



ASHWORTH HOLME
Sales · Lettings · Property Management



£950,000

DESCRIPTION

AH

94 TWISS GREEN LANE WA3 4HX

£950,000

A HIGHLY ATTRACTIVE 3,172 SQ. FT. DETACHED RESIDENCE BOASTING IMMACULATE PRESENTATION THROUGHOUT, SET ON WHAT IS ARGUABLY ONE OF CULCHETH'S MOST PRESTIGIOUS ROADS. THIS STUNNING PROPERTY HAS BEEN MAINTAINED TO AN EXCEPTIONAL STANDARD, WITH GREAT ATTENTION TO QUALITY, FIT, AND FINISH, AND IS NOW READY TO BE ENJOYED FOR YEARS TO COME.

As you enter this beautiful family home, you are greeted by a welcoming entrance hallway. The ground floor features a dining room with a bay window to the front aspect, a large lounge with an open fire, and a beautifully crafted timber sunroom that opens onto the patio area.

The breathtaking kitchen/diner boasts a high-quality bespoke design, including a large central island, two-oven Aga with conventional oven and gas hob and premium appliances throughout. Additionally, there is a separate utility room, useful pantry and a downstairs WC completes the ground floor.

To the first floor, the impressive master suite enjoys views over the substantial rear garden, featuring a walk-in wardrobe and a spacious ensuite bathroom. There are three further bedrooms, one of which benefits from an ensuite and walk-through dressing room, along with a large family bathroom.

Externally, the property sits on a 0.3-acre plot, boasting a well-maintained garden with a patio area, ideal for relaxing and entertaining. The garage and gates are both electrically operated, and the gated driveway provides secure parking for multiple vehicles.

This beautiful home is already generously sized but also offers potential for further development, including the conversion of the loft space.

An in-person viewing is absolutely essential to fully appreciate the scale of the house, gardens, and the impeccable standard of accommodation on offer. This is a rare opportunity to acquire a substantial family home in turn-key condition—call today to arrange your viewing appointment!



KEY FEATURES

AH

- Attractive gated detached residence
- Presented to the highest of standards
- Sought after & prestigious location
- 0.3 acre garden plot maintained to a high standard
- Stunning open plan dining kitchen with island
- Master suite with dressing room & en-suite
- Utility & downstairs WC
- Garage and driveway providing ample parking
- Turn-key condition ready to be enjoyed
- Viewings are highly recommend



KEY FEATURES

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A stunning 3,172 sq. ft. detached home on a prestigious Culcheth road, featuring a bespoke kitchen/diner, a spacious lounge with an open fire, and a beautiful timber sunroom. The first floor includes a luxurious master suite, three further bedrooms, and a large family bathroom. Set on a 0.3-acre plot with landscaped gardens and gated parking, this immaculate home offers exceptional quality and development potential.



**Please see floor plans on page 4
for all room dimensions**



LOCATION

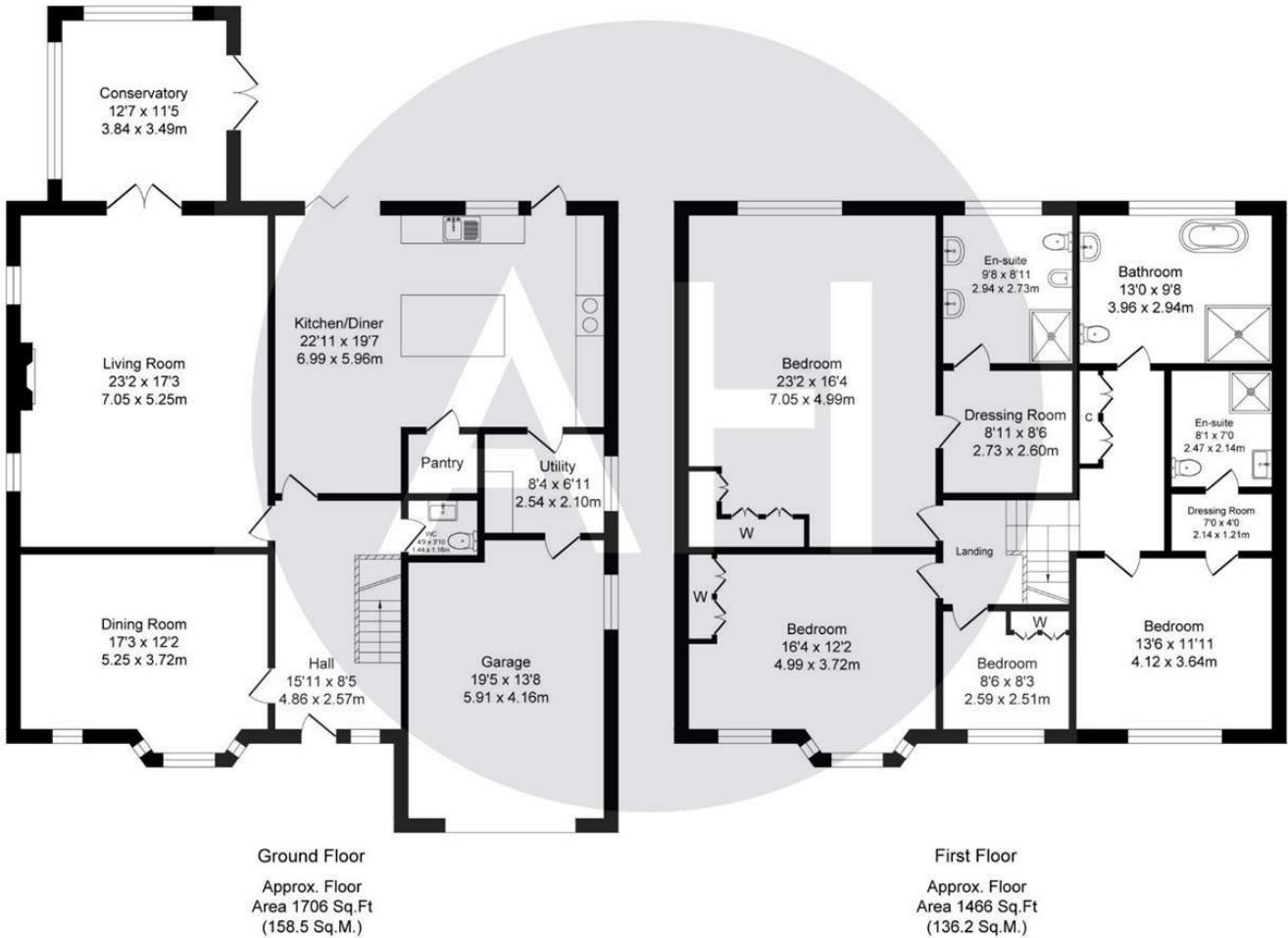
Culcheth is a highly sought-after village in Warrington, offering a perfect blend of rural charm and modern convenience. With a vibrant village centre, residents enjoy a range of independent shops, cafés, restaurants, and essential amenities, including a large supermarket and well-regarded schools. The area is surrounded by beautiful countryside, with Culcheth Linear Park and Risley Moss Nature Reserve providing excellent walking and cycling routes. Strong transport links to Manchester, Liverpool, and Warrington make it an ideal location for commuters, while the thriving community, local sports clubs, and annual events create a welcoming village atmosphere.





Total Approx. Floor Area 3172 Sq.ft. (294.7 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ASHWORTH HOLME

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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.