



64 Pendle Gardens, Culcheth

Offers Over £650,000

Miller Metcalfe
Every step of the way

64 Pendle Gardens

Culcheth, Warrington

Exceptional 4/5 Bedroom Detached Family Home in a Highly Sought-After Cul-de-Sac location.

Tucked away within a desirable cul-de-sac in the heart of Culcheth, this impressive 4/5 bedroom detached family home offers over 2,000 sq ft of beautifully presented and versatile living accommodation. Ideally located just a short stroll from the village centre, residents can enjoy easy access to a wide range of amenities, highly regarded schools, and excellent transport links.

The true heart of the home is the stunning contemporary kitchen, thoughtfully designed with an extensive range of high-quality wall and base units, integrated appliances, a gas hob, electric oven, combination microwave oven, and dishwasher. A separate utility room provides additional storage and laundry facilities.

The ground floor offers exceptional family living space, including a spacious lounge featuring a gas fireplace, a separate dining room, and a magnificent orangery spanning the rear of the property. With two sets of patio doors and Velux roof windows, the orangery is flooded with natural light and provides seamless views over the beautifully landscaped rear garden. A separate home office/playroom offers flexible accommodation to suit modern family life.

The current owners have also converted part of the double garage into an additional reception room or fifth bedroom, providing further versatility. This space could easily be reinstated to create a full double garage if desired.

To the first floor, there are four generously proportioned bedrooms, two of which benefit from fitted wardrobes. The principal bedroom enjoys its own en-suite shower room, while a stylish family bathroom serves the remaining bedrooms and comprises a walk-in shower, wash hand basin, and WC.

Occupying a generous corner plot, the property enjoys an exceptional degree of privacy. Mature front and rear gardens create a tranquil setting, with the rear garden featuring a well-stocked landscape, a substantial lawned area, and a block-paved patio ideal for outdoor entertaining and family gatherings.

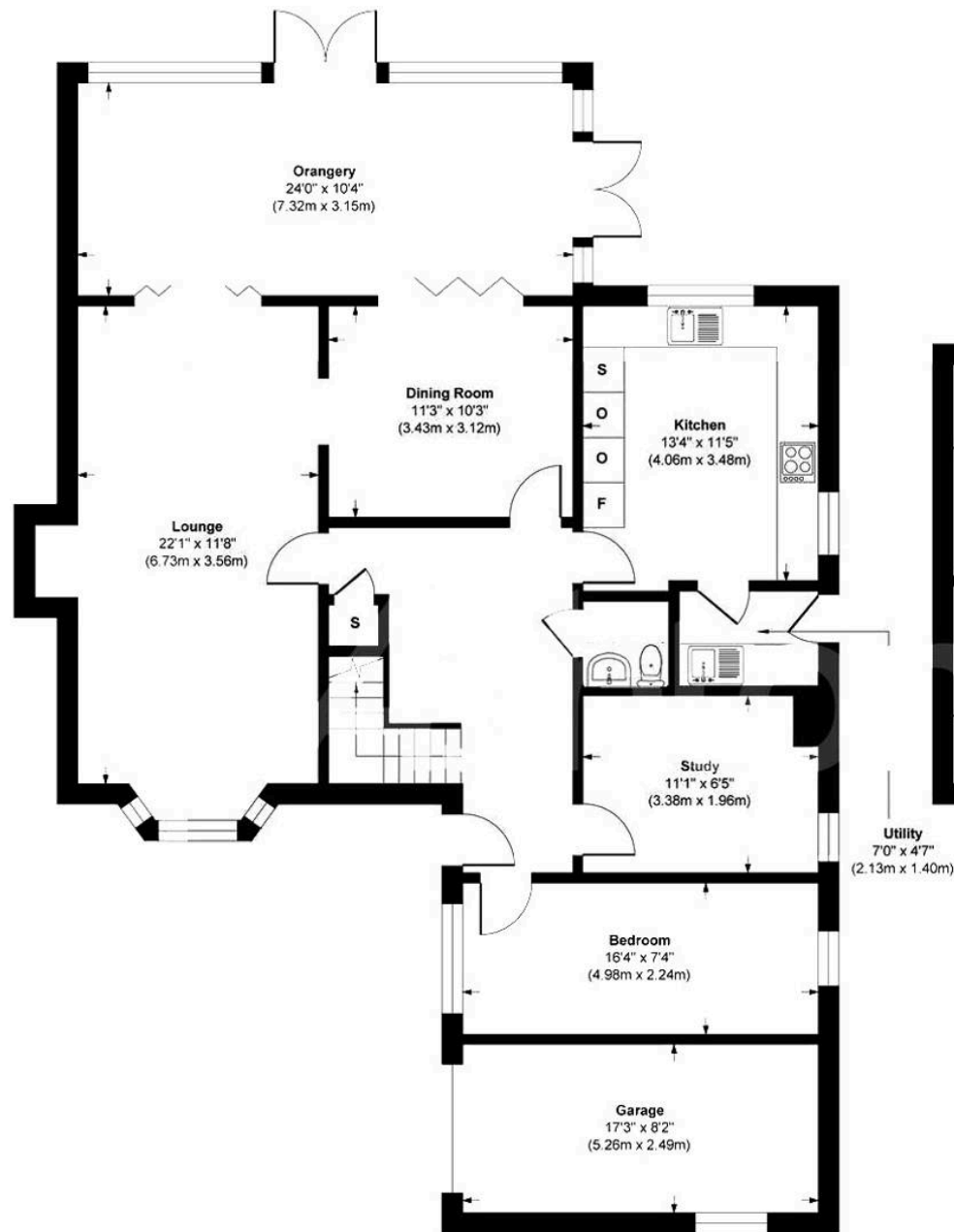
Further enhancing the property's appeal, established shrubs, mature trees, and adjacent woodland provide a natural screen and peaceful surroundings. To the front, a spacious driveway offers ample off-road parking for multiple vehicles, alongside the attached garage.



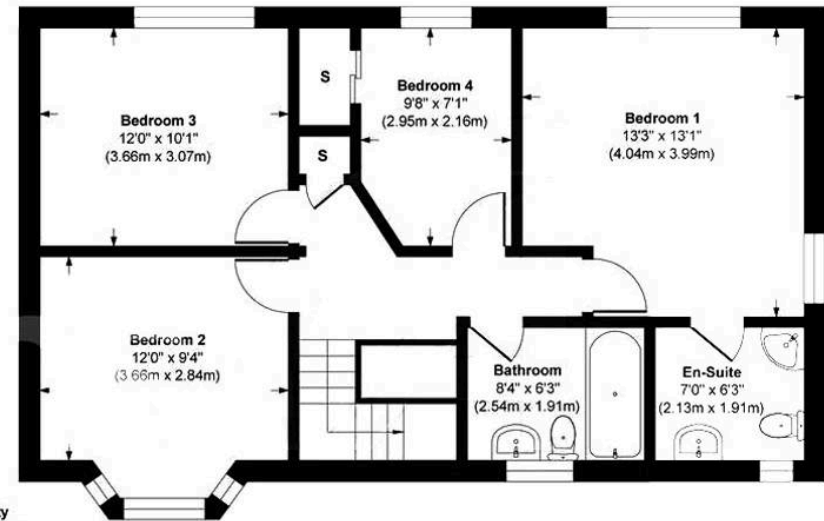








Ground Floor
 Approximate Floor Area
 1424 sq. ft
 (132.29 sq. m)



First Floor
 Approximate Floor Area
 740 sq. ft
 (68.75 sq. m)

Approx. Gross Internal Area 2164 sq. ft / 201.04 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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