



Avon Road, Culcheth, WA3 5DT

£340,000

Discover your dream home with Stone Cross Estate Agents. Presenting a stunning Two Bedroom Detached True Bungalow. This gem, boasting freehold status and no chain, 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 orangery, bathroom, and two bedrooms. Outside, a driveway, garage and laid to lawn. To the rear you will find laid to lawn, decked area and mature shrubbery.

*****Please Contact Us To Arrange A Viewing*****

- ***Two Bedrooms***
- ***Detached***
- ***Sought After Location***
- ***Driveway***
- ***Enclosed Rear Garden***

Entrance Hallway

UPVC double glazed rock door to the side elevation, laminate flooring, ceiling light point, loft access and a wall mounted radiator.

Lounge

15' 4" x 11' 1" (4.67m x 3.38m) Two UPVC double glazed French doors to the side and rear elevation and a gas fire and mantle.

Kitchen

12' 9" x 8' 6" (3.88m x 2.59m) UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the rear elevation, : there is low level heating, Integrated dishwasher, Integrated double oven, american fridge/freezer, wall base and drawer units, tiled floor and a ceiling light point.

Diner

12' 1" x 7' 10" (3.68m x 2.39m) UPVC double glazed window to the side elevation, wall mounted radiator and a ceiling light point.

Orangery

15' 3" x 9' 6" (4.65m x 2.90m) UPVC double glazed French doors to the rear elevation, skylights, tiled floor, spotlights and a UPVC double glazed window to the front elevation.

Bedroom 1

14' 4" x 9' 1" (4.37m x 2.78m) UPVC double glazed bay window to the front elevation, integrated wardrobes, wall mounted radiator and a ceiling light point.

Bedroom 2

8' 8" x 8' 10" (2.65m x 2.70m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bathroom

6' 0" x 5' 5" (1.84m x 1.66m) UPVC double glazed frosted window to the side elevation, tiled walls and floor, W/C, wash hand basin, heated towel radiator, shower cubicle and a ceiling light point.

Outside

Garage

13' 0" x 20' 3" (3.95m x 6.16m) Electric door and two ceiling light points, accessed internally from kitchen, includes utility area with sink and plumbing for a washing machine; separate wc.

Front

Off road parking and laid to lawn.



Rear

Decking, laid to lawn, patio area, mature shrubbery and a greenhouse.

Other Information

Water mains or private? Mains

Parking arrangements? Garage/Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? BT

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

Tenure

Freehold

Council Tax

C

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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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
20 Avon Road Culcheth WARRINGTON WA3 5DT	Energy rating D	Valid until:	23 January 2035
		Certificate number:	0380-2454-9490-2025-4685
Property type		Detached bungalow	
Total floor area		63 square metres	

Rules on letting this property

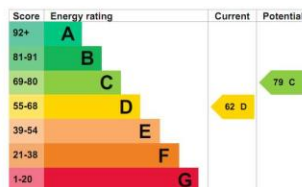
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.