



£450,000

21 Hawthorne Avenue, Culcheth, WA3 5JS

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Nestled in the charming rural village of Culcheth, this delightful semi-detached house on Hawthorne Avenue offers a perfect blend of modern comforts and classic character. Built in 1954, the property spans an impressive 1,238 square feet and features four spacious bedrooms, making it an ideal family home.

Upon entering, through the hallway you are welcomed into a bright reception room that exudes warmth, enhanced by a beautiful wood burner with a solid walnut mantelpiece, perfect for cosy evenings. The heart of the home is the well-appointed cottage style kitchen with central island. Bespoke solid wood wall and base units alongside granite worktops and a central island. These are complemented by two ovens and a farmhouse sink, making it a dream for any culinary enthusiast. Next to the kitchen is a convenient utility room with downstairs toilet. The bifolding doors leading out to the open plan seating area makes for a beautiful retreat to the cottage style garden.

Front View	Side Of The House
Stairs	Double Driveway
Garden	
Bathroom	
Living Room	
Kitchen	
Bedroom Four	
Main Bedroom	
Bedroom Two	
Bedroom Three	
En Suite	
Downstairs WC	
Hallway	
Dining Room	
Utility Room	
Patio	
Hot Tub	
Balcony	

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

