



28 Newland Mews, Culcheth

**Miller Metcalfe**  
*Every step of the way*

## 28 Newland Mews

Culcheth, Warrington

We are delighted to bring to market this attractive and charming three-bedroom mews house, situated on the highly sought-after Newland Mews development in the heart of Culcheth. Ideally positioned just a short walk from the village centre and its excellent range of amenities, this delightful home offers both convenience and character.

Full of charm and appeal, the accommodation is arranged over two floors. The ground floor welcomes you with a spacious entrance hall leading to a generous lounge featuring an attractive fireplace, creating a warm and inviting atmosphere. To the rear, the open-plan kitchen/dining area is fitted with a range of wall and base units, a gas hob, electric oven, and space for a fridge freezer and washing machine. The dining area provides an ideal setting for entertaining family and friends. A convenient downstairs WC/cloakroom completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a fitted en-suite comprising a shower, WC, and wash basin. The remaining two bedrooms are served by a well-presented family bathroom featuring a bath, separate shower, WC, and wash basin.

Externally, the property enjoys a private and cosy rear garden that is not overlooked and offers delightful open views. To the side of the property, there is allocated parking together with a detached garage, providing excellent storage or additional parking space.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Council Tax band: D

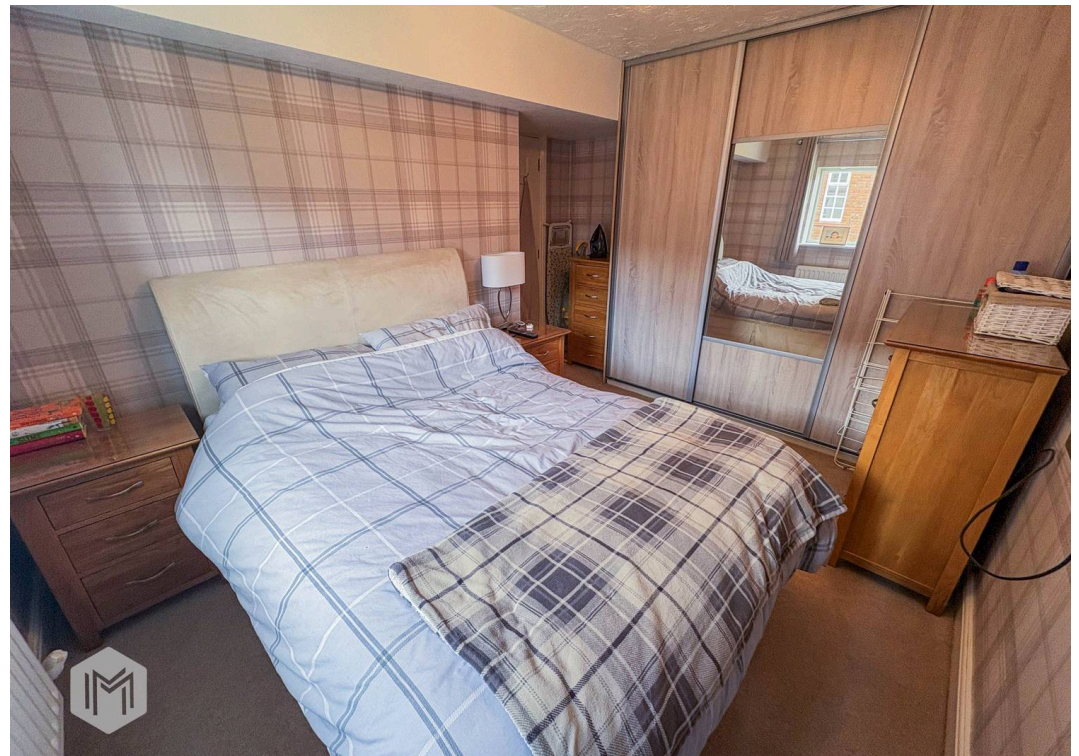
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement  
Plan produced using PlanUp.



## Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • [culcheth@millermetcalfe.co.uk](mailto:culcheth@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

**Miller Metcalfe**  
*Every step of the way*