



17 Rutland Avenue, Lowton
£300,000

Miller Metcalfe
Every step of the way

17 Rutland Avenue

Lowton, Warrington

Spacious Four-Bedroom Semi-Detached Family Home in a Highly Sought-After Location

Situated on the ever-popular Rutland Avenue, this spacious four-bedroom semi-detached home is ideally positioned close to excellent local schools, a range of amenities and convenient transport links, making it an ideal choice for growing families.

The accommodation briefly comprises a welcoming entrance hallway leading to a well-appointed fitted kitchen with a range of wall and base units, an induction hob, electric oven and grill, and ample space for a washing machine, dishwasher, tumble dryer and fridge freezer.

To the rear of the property is a generous family lounge, flooded with natural light and featuring sliding patio doors opening onto the rear garden. There is also a versatile second reception room, currently used as a home office but equally suited as a fourth bedroom, playroom or additional sitting room. A well proportioned and versatile dining room, ideal for family meals, entertaining guests, or formal occasions. Featuring ample space for a full-sized dining table and chairs, with a bright and welcoming atmosphere. Completing the ground floor is a modern family bathroom fitted with a bath with shower over, wash hand basin and WC.

The first floor offers three well-proportioned bedrooms, including two spacious doubles and a generous single bedroom. A particularly spacious landing provides an ideal area for a study or reading nook and benefits from useful eaves storage.

Externally, the property enjoys a gated driveway providing off-road parking to the front. To the rear is a private, enclosed garden, mainly laid to lawn with a wooden decking area, perfect for outdoor dining and entertaining, together with a useful timber shed.

Offering generous living space, flexible accommodation and an excellent location, this fantastic family home is not to be missed. Contact our office today to arrange your viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

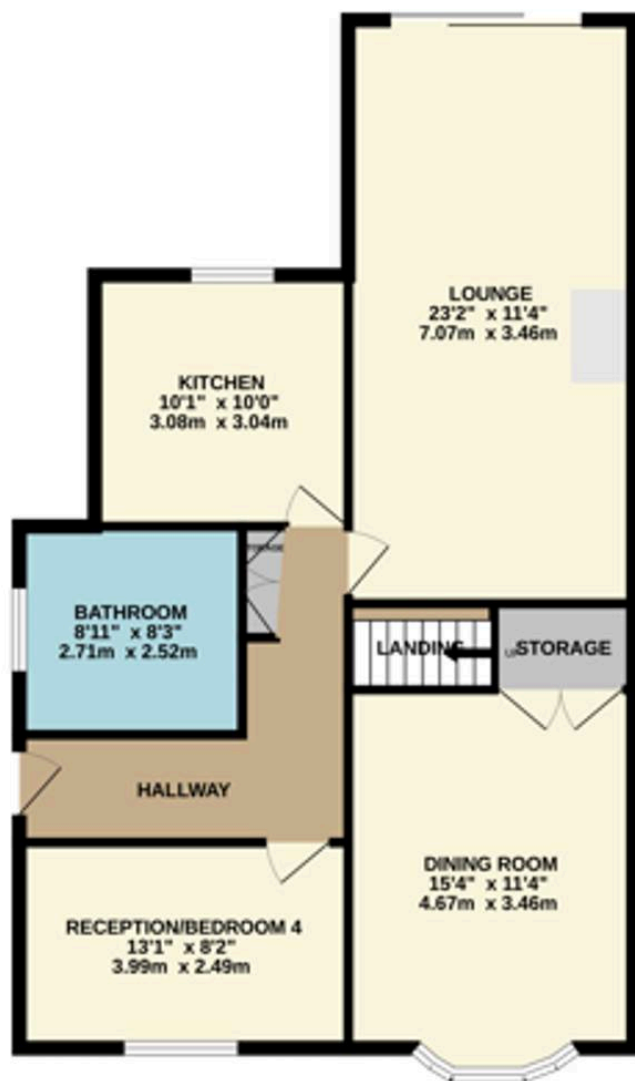




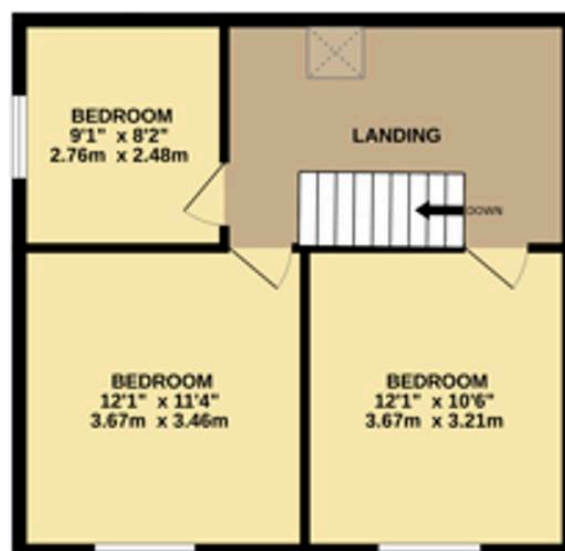




GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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