



5b Howard Road, Culcheth

Miller Metcalfe
Every step of the way

5b Howard Road

Culcheth, Warrington

Ideally situated close to the highly sought-after village of Culcheth, renowned for its excellent schools, local amenities, and superb transport links, this stunning three-bedroom semi-detached family home is presented to an exceptional standard throughout.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading to a spacious family lounge, perfect for relaxing and entertaining. To the rear of the property is a modern fitted kitchen/diner featuring a range of wall and base units, an induction hob, integrated dishwasher, and space for a washing machine and fridge freezer.

The first floor offers two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom comprising a walk-in shower, WC, and wash hand basin.

Externally, the property benefits from a driveway providing off-road parking. The beautifully landscaped rear garden features a porcelain-tiled patio area, a well-maintained lawn, and a purpose-built summerhouse complete with power and lighting, creating an ideal space for home working, hobbies, or entertaining.

This exceptional home is not to be missed. Contact our office today to arrange an internal viewing and avoid disappointment.

Council Tax band: C

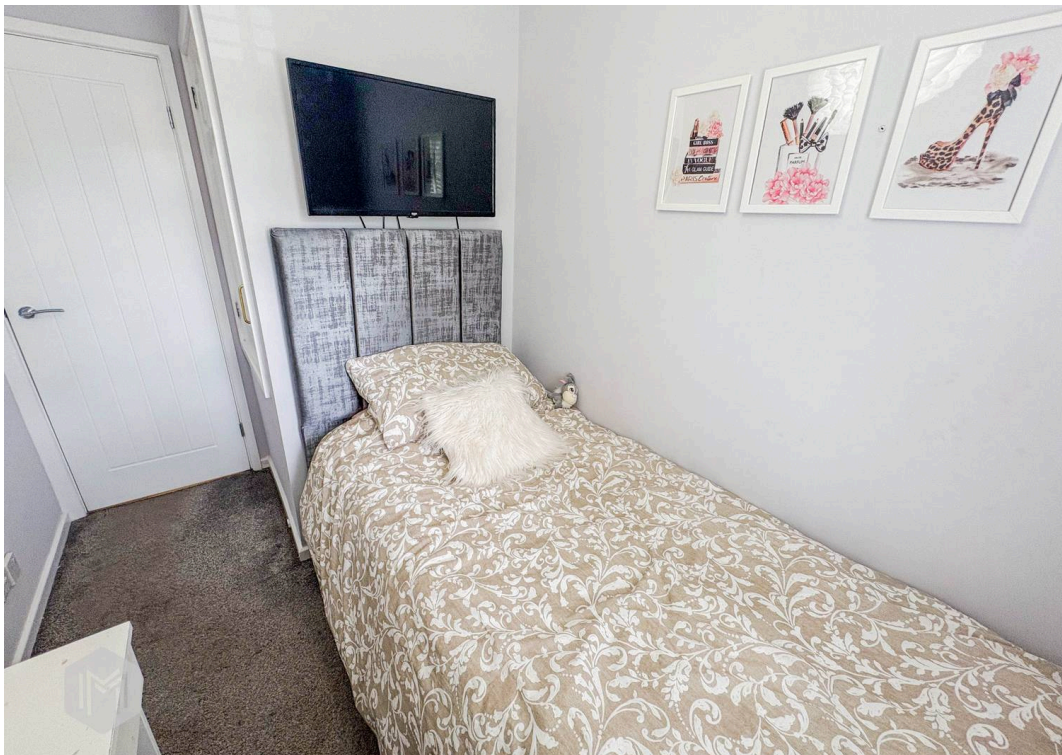
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

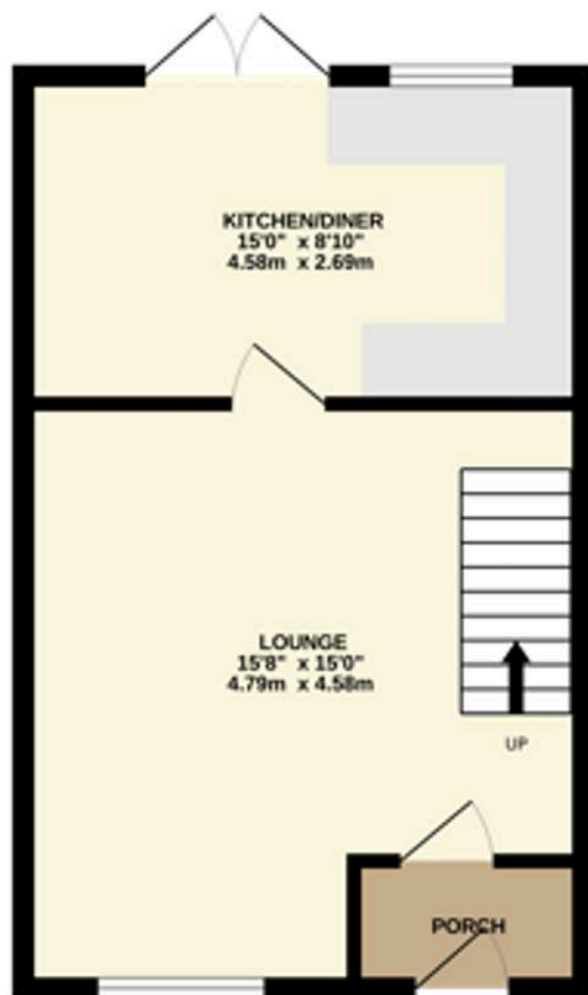




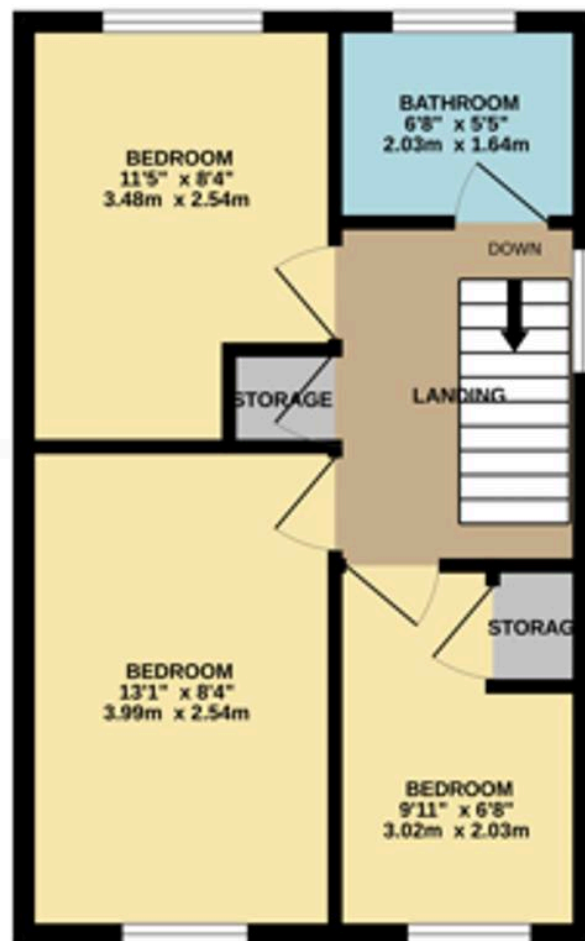




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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Miller Metcalfe - Culcheth

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