

33 Swinhoe Place, Culcheth

Offers Over £525,000

Miller Metcalfe

Every step of the way

33 Swinhoe Place

Culcheth, Warrington

Situated in the highly sought-after location of Swinhoe Place, this beautifully presented four-bedroom modern mews property offers spacious, versatile accommodation arranged over three floors. Finished to a high standard throughout, the property combines contemporary living with practical family space, making it an ideal home for a growing family.

Upon entering, you are welcomed by a spacious entrance hallway leading through to the impressive open-plan kitchen/diner, which forms the heart of the home. The stylish kitchen is fitted with a range of wall and base units, a dual-fuel range cooker and space for a fridge/freezer, dishwasher and washing machine. A breakfast bar provides additional seating, while the adjoining dining area creates the perfect setting for family meals and entertaining. Leading on from the kitchen is a generous family room, featuring bi-fold doors that open out onto the private rear garden, seamlessly blending indoor and outdoor living. A separate study/snug offers an ideal space for home working or a quiet retreat, while a convenient downstairs W/C completes the ground floor accommodation.

To the first floor, the master bedroom benefits from its own en-suite bathroom, alongside a further well-proportioned double bedroom. The spacious lounge features an attractive fireplace, creating a cosy and inviting space to relax. This versatile room could also be utilised as an additional bedroom, depending on individual requirements.

The second floor offers two further double bedrooms, providing ample space for family members or guests. These are served by a contemporary family bathroom comprising a bath with shower over, wash basin and W/C.

Externally, the property boasts a fantastic-sized private rear garden which is not overlooked, offering a peaceful and secluded outdoor space ideal for entertaining, gardening or simply enjoying the sunshine. Further benefits include a garage and driveway parking, adding valuable convenience and practicality.

Ideally positioned close to local schools, shops, parks and everyday amenities, Swinhoe Place also benefits from convenient access to public transport links. The location offers an appealing balance of a peaceful residential setting and accessibility, making it particularly attractive to families.

Council Tax band: F
Tenure: Leasehold
EPC Energy Efficiency Rating: C
EPC Environmental Impact Rating: C







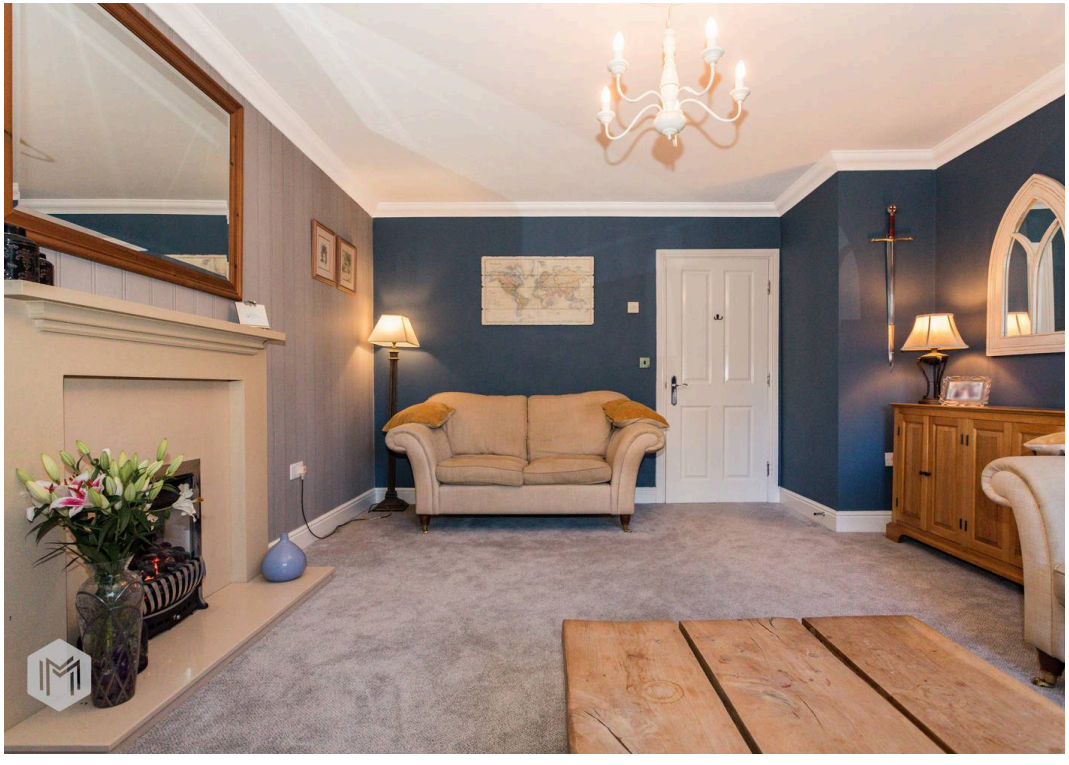













PULP FICTION
PINK FLOYD



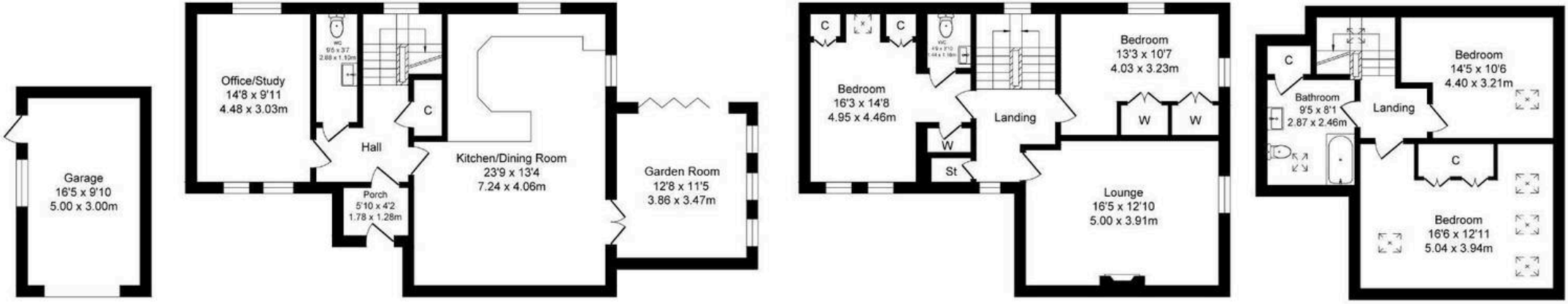




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Total Approx. Floor Area 2210 Sq.ft. (205.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage

Approx. Floor
Area 161 Sq.Ft
(15.0 Sq.M.)

Ground Floor

Approx. Floor
Area 860 Sq.Ft
(79.9 Sq.M.)

First Floor

Approx. Floor
Area 678 Sq.Ft
(63.0 Sq.M.)

Second Floor

Approx. Floor
Area 510 Sq.Ft
(47.4 Sq.M.)



Miller Metcalfe - Culcheth

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