



41 Queens Avenue, Glazebury

Miller Metcalfe
Every step of the way

41 Queens Avenue

Glazebury, Warrington

Ideally situated in the highly sought-after and popular area of Glazebury, providing easy access to local amenities, schools and transport links, making this an ideal choice for a wide range of buyers. This spacious and well-presented three-bedroom family home offers generous living accommodation, excellent outdoor space and convenient access to a range of local amenities, well-regarded schools and excellent transport links.

Upon entering the property, you are welcomed by a useful entrance porch, providing storage space and leading into the spacious lounge providing a warm and inviting space for relaxing with family and friends and features an attractive electric fire as a focal point. Modern fitted kitchen, which has been thoughtfully designed to provide ample storage and practical workspace. The kitchen is fitted with a range of wall and base units, a gas hob and fridge freezer, with additional space and plumbing for both a washing machine and tumble dryer. From the kitchen, you continue through to the separate dining room. This is a fantastic additional reception space, ideal for family dining, entertaining guests or simply enjoying meals together. Patio doors provide direct access to the rear garden, allowing plenty of natural light into the room and creating a lovely connection between the indoor and outdoor living spaces. Completing the ground floor is the first of two family bathrooms. This contemporary bathroom is fitted with a walk-in shower, WC and wash basin, making it particularly practical for busy family life.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The spacious master bedroom Two further double bedrooms, both benefiting from built-in storage cupboards. The first floor is completed by a modern family bathroom, fitted with a bath, WC and wash basin..

Externally, the property benefits from a driveway providing off-road parking, along with an attached garage which offers excellent additional storage. To the rear is a private and fully enclosed garden which provides a fantastic outdoor space for relaxing and entertaining. A generous patio area creates the perfect setting for summer gatherings, alfresco dining and BBQs, while the AstroTurf lawn provides a low-maintenance area for children and pets to enjoy. The garden has been thoughtfully planted with a selection of established shrubs and potted plants, which provide plenty of colour and interest, particularly throughout the summer months. A covered seating area positioned in the corner. This lovely space creates a real suntrap and offers the perfect spot to enjoy a morning coffee, read a book or simply sit back and relax. Equally, it provides a cosy area to unwind in the evening after a busy day.

Council Tax band: E

Tenure: Leasehold





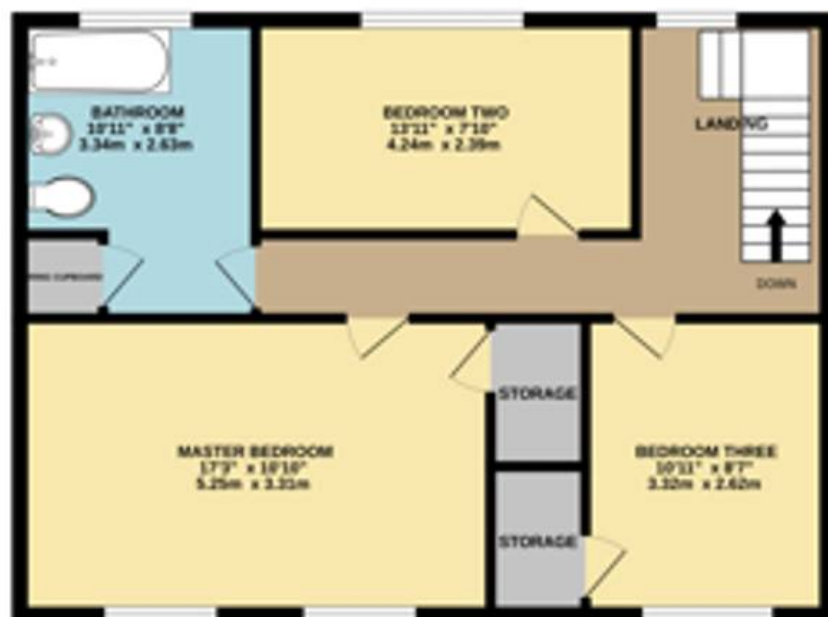




GROUND FLOOR



1ST FLOOR



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.
Made with floorplan 02025



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