



BEVIN AVENUE
CULCHETH
WA3 5HY



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****FREEHOLD** **NO ONWARD CHAIN****
****CULCHETH HOME****

A fantastic opportunity to purchase a three-bedroom semi-detached home situated in the highly sought-after village of Culcheth.

This well-presented property is ready to move into straight away, with no essential upgrades required, making it an ideal choice for first-time buyers looking to take their first step onto the property ladder in this desirable village. The accommodation benefits from two reception rooms, providing versatile living space for families, couples or those working from home. Externally, there is a large driveway providing parking for two to three cars, while the spacious rear garden is a particular highlight, enjoying an attractive outlook over the neighbouring park. The property is offered freehold and with no onward chain, allowing for a straightforward purchase, and is available to view now.

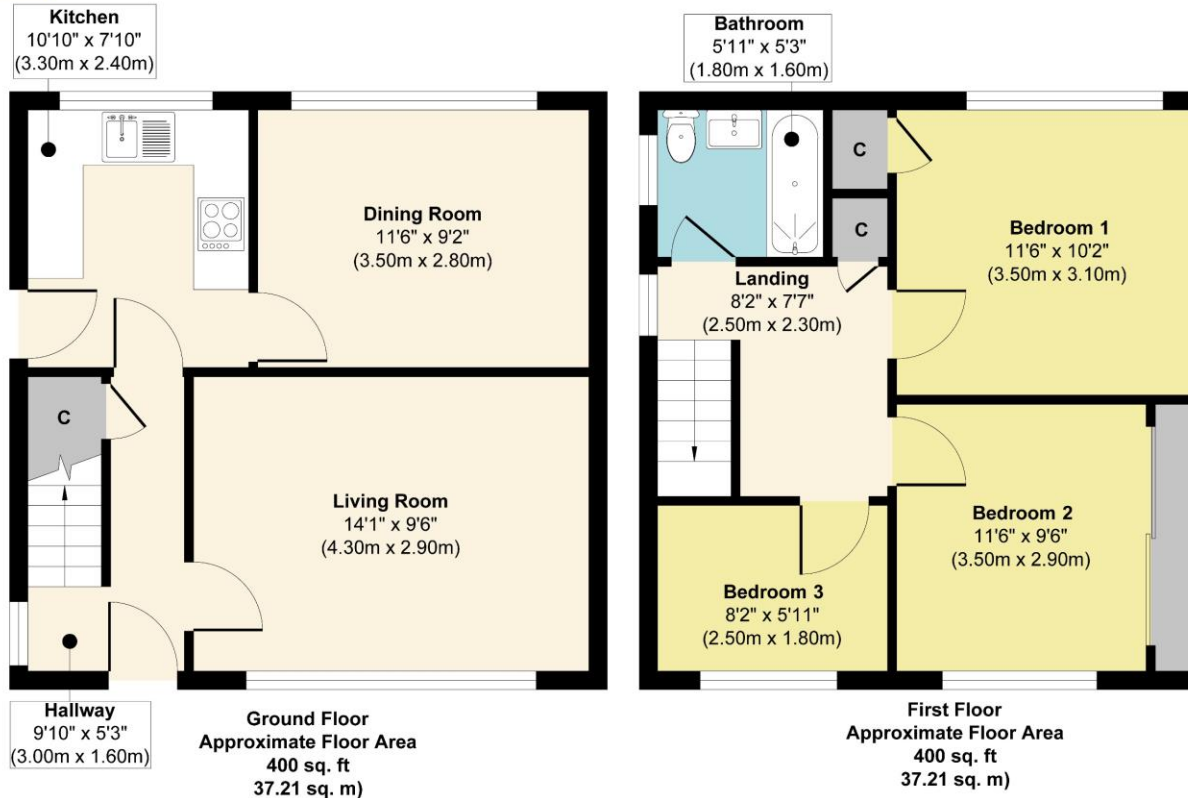
Located within the popular village of Culcheth, the property is conveniently positioned within walking distance of local schools, parks and a range of amenities, making it an excellent choice for those seeking a well-connected home within a desirable community.

Early viewing is highly recommended to appreciate the space, location and potential this excellent Culcheth property has to offer.

To arrange your viewing, call us on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL







General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: Standard - 13mbps download, 1mbps upload, Superfast 42mbps download, upload 8mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 84%, EE 79%, O2 77%, 3 84%

Flood Risk: Very low

Conservation Area: No

Green belt: Yes

Local Authority: Warrington Borough Council

Council Tax: Tax Band A

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

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www.fraser-reeves.co.uk

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