



6 Radcliffe Avenue, Culcheth

Offers Over £325,000

Miller Metcalfe
Every step of the way

6 Radcliffe Avenue

Culcheth, Warrington

***Attention first time buyers and investors ***

Situated on the highly sought-after Radcliffe Avenue, this three-bedroom semi-detached property offers spacious accommodation, a convenient location and plenty of potential for the next owner to make their own.

Ideally positioned for access to excellent local schools, a range of amenities and excellent transport links, the property briefly comprises:

Upon entering, you are welcomed by a spacious hallway with useful storage cupboard. The generous family lounge features an attractive archway leading through to the separate dining room, creating a versatile and sociable living space.

The fitted kitchen is positioned to the rear and benefits from a range of wall and base units, a fitted breakfast bar, cooker and space for a washing machine.

To the first floor are three generously proportioned bedrooms, along with a spacious family bathroom comprising a corner bath, WC and wash hand basin.

Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is a private and enclosed garden, predominantly laid to lawn, offering an excellent outdoor space for families and entertaining.

Properties offering this level of space and potential are sure to attract a high level of interest. Early viewing is therefore highly recommended to avoid missing out.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





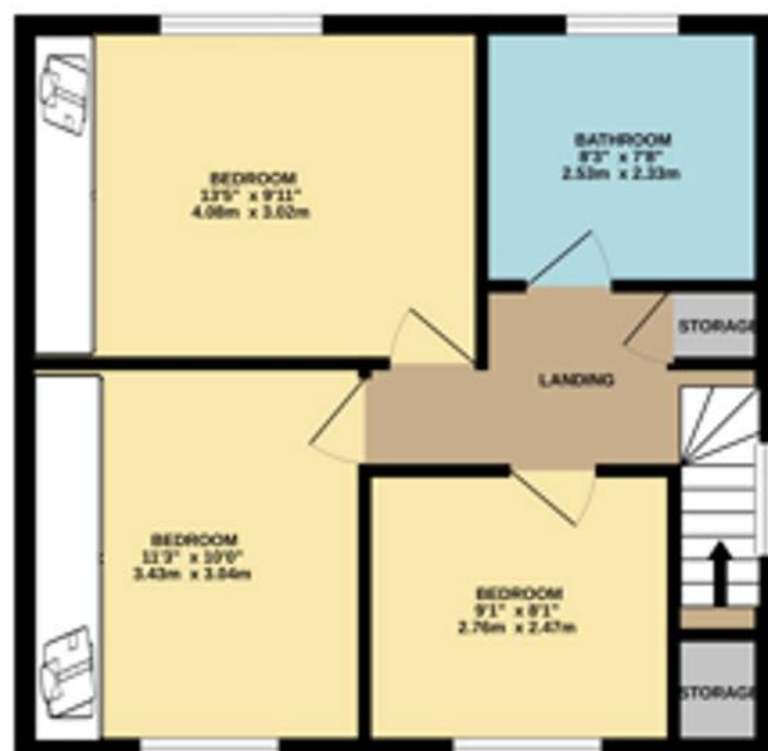




GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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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