



12 Maythorn Avenue, Croft

Offers Over £290,000

**Miller Metcalfe**  
*Every step of the way*

# 12 Maythorn Avenue

Croft, Warrington

## IDEAL LOCATION AND OFFERED CHAIN FREE

Situated in the highly sought after village of Croft, ideally located for excellent schools and convenient transport links, this beautifully presented three-bedroom semi-detached home offers spacious and versatile living accommodation throughout.

The property briefly comprises a welcoming entrance hallway, leading into a spacious family lounge featuring a cosy multi-fuel log burner perfect for relaxing evenings. The modern family kitchen is fitted with a range of wall and base units, a gas hob, electric oven, integrated dishwasher, and space for a fridge freezer. A separate reception room completes the ground floor and offers flexible use as a playroom, home office, or additional bedroom.

To the first floor, there are two spacious double bedrooms, both benefitting from built-in wardrobes, along with a further generous single bedroom. The modern family bathroom is fitted with a shower over the bath, WC, and wash hand basin.

Externally, the property benefits from a driveway providing off-road parking and a garage, which houses the washing machine and dryer, along with additional wall and base storage units. To the rear, there is a private enclosed garden, mainly laid to lawn, with a beautiful patio area ideal for summer BBQs and outdoor entertaining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

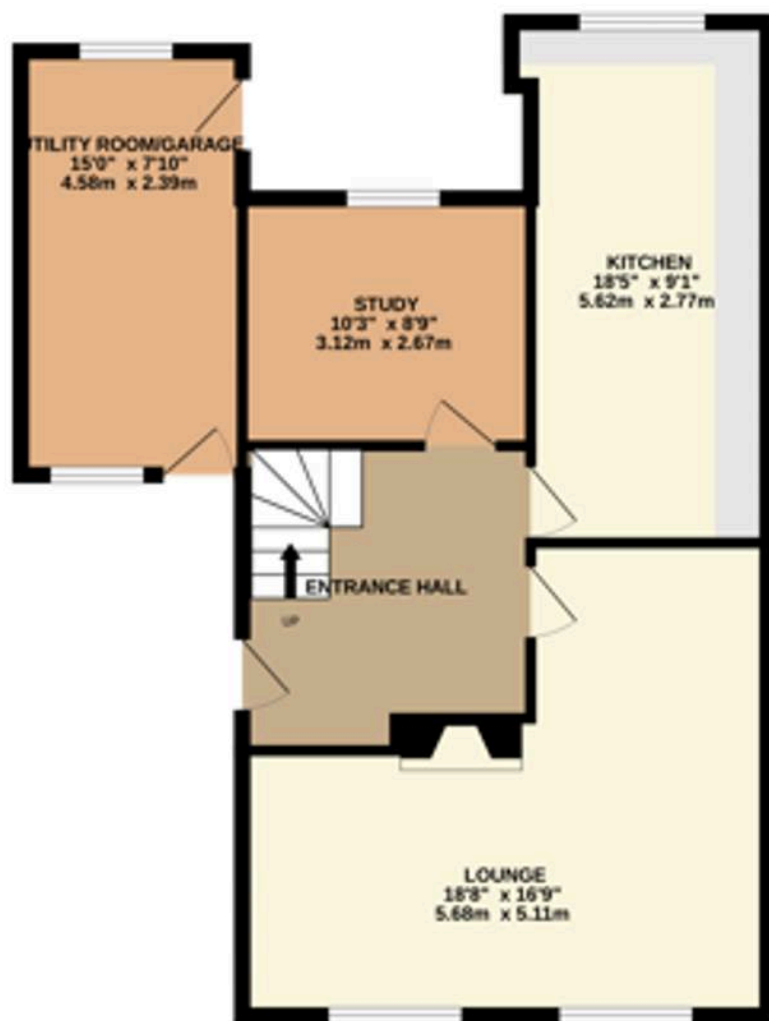




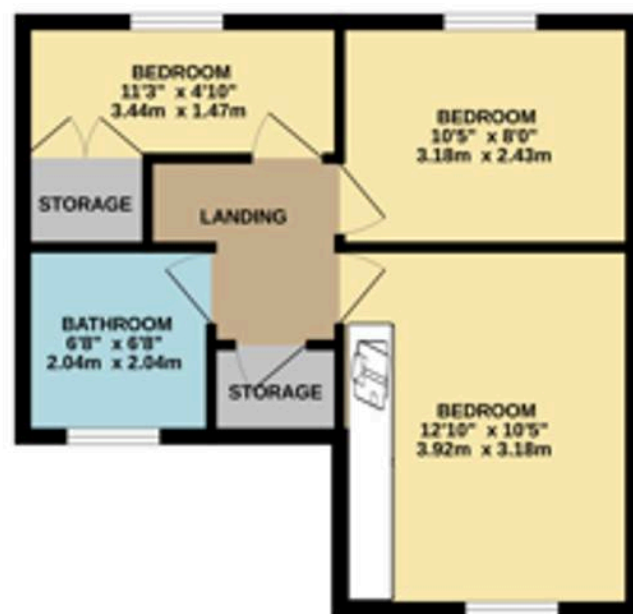




GROUND FLOOR  
704 sq. ft. (65.4 sq. m.) approx.



1ST FLOOR  
382 sq. ft. (35.6 sq. m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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.  
Made with hxtorpx ©2025



## Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • [culcheth@millermetcalfe.co.uk](mailto:culcheth@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

**Miller Metcalfe**  
*Every step of the way*