



41 Common Lane, Culcheth
£200,000

Miller Metcalfe
Every step of the way

41 Common Lane

Culcheth, Warrington

CHAIN FREE IDEAL FIRST TIME BUYERS OR INVESTORS

Ideally located just a stone's throw from the ever-popular Culcheth Village and its excellent amenities, well-regarded schools, and convenient transport links, this charming property offers comfortable living throughout.

In brief, the accommodation comprises a welcoming entrance hallway, a dining room featuring a gas fire, a spacious family lounge, and a fitted kitchen with a range of wall and base units, an electric oven and grill, plus space for a fridge freezer and washing machine.

To the first floor, there are two generously sized double bedrooms and a family bathroom complete with a shower over the bath, WC, and wash basin.

Externally, the property benefits from a private, enclosed rear yard designed for easy maintenance.

Early viewing is highly recommended. Please contact the office to arrange your internal inspection.

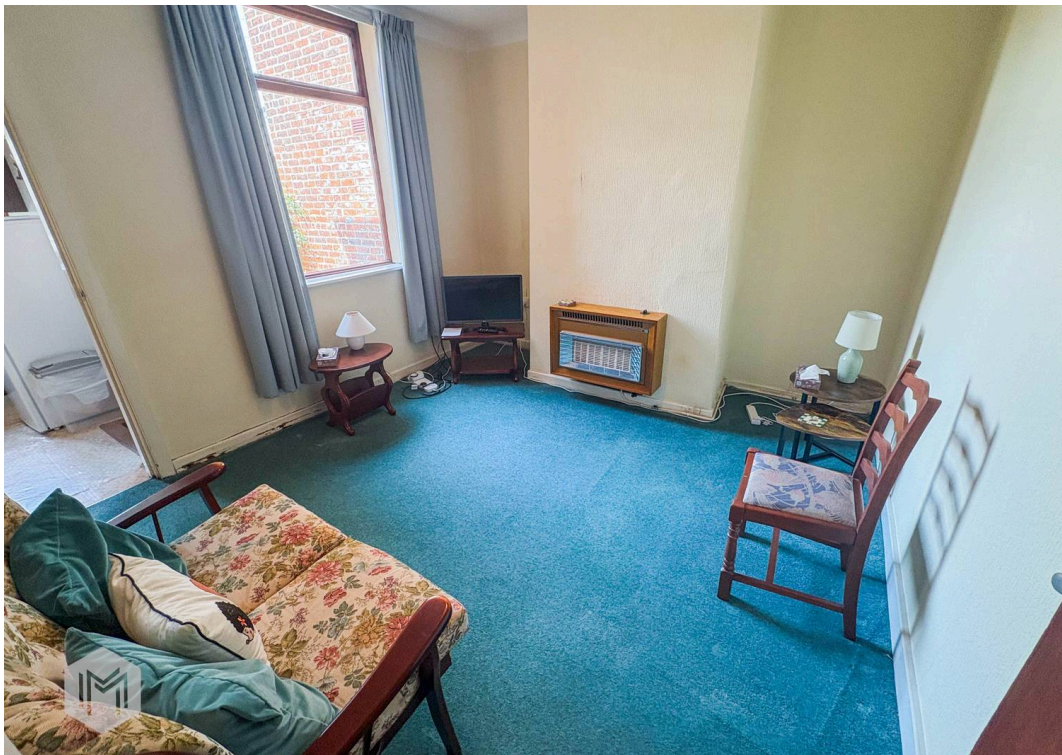
Council Tax band: B

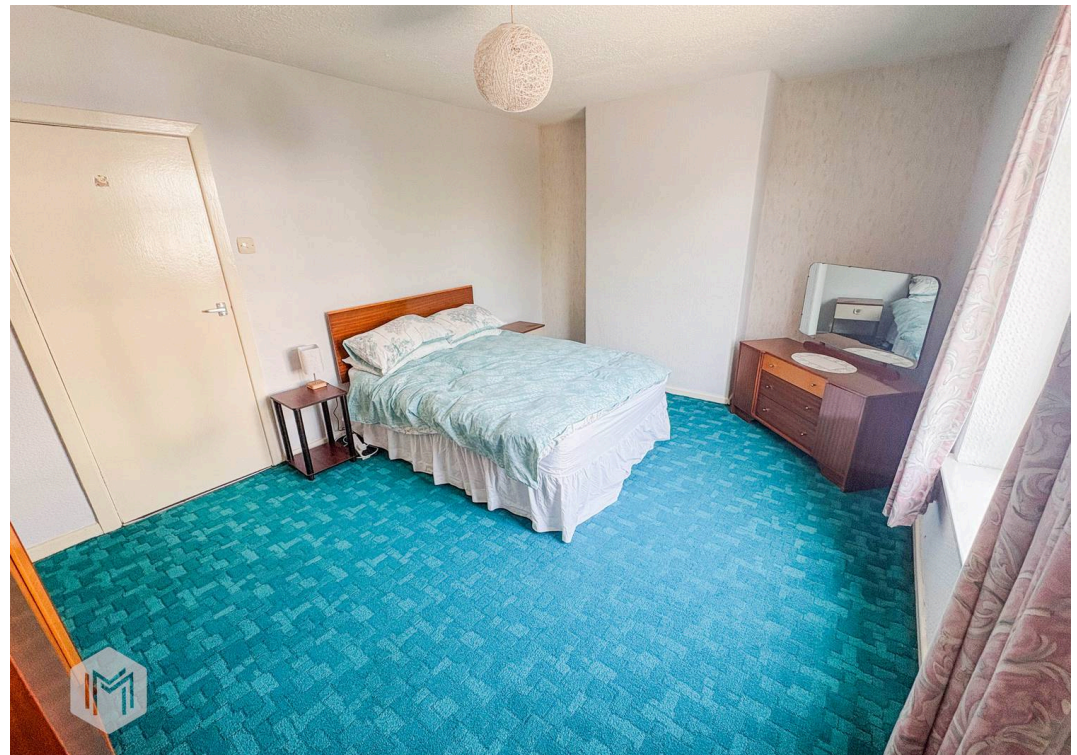
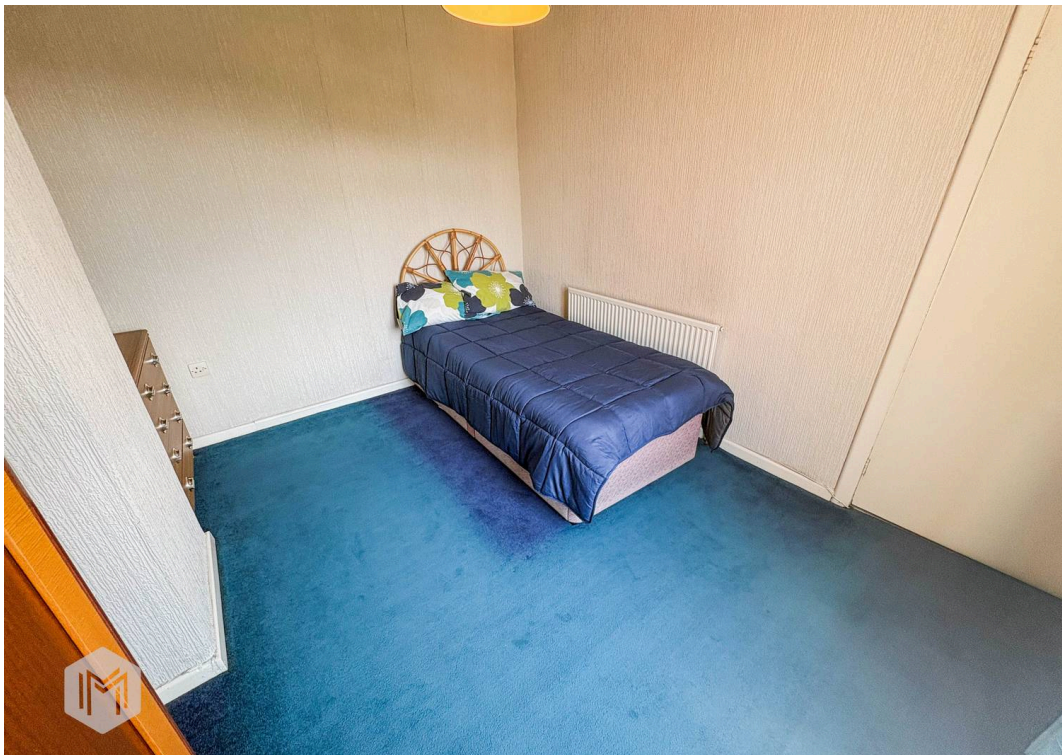
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:











Miller Metcalfe - Culcheth

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