



Clifton Avenue, Culcheth
£525,000

Miller Metcalfe
Every step of the way

12 Clifton Avenue

Culcheth, Warrington

Situated in a highly desirable location just a short distance from the popular village of Culcheth, this chain-free three-bedroom detached family home offers spacious accommodation, excellent potential, and convenient access to local amenities and transport links.

The accommodation briefly comprises a welcoming entrance hallway, a modern fitted kitchen with a range of wall and base units, gas hob, electric oven and grill, dishwasher, and fridge freezer. The spacious L-shaped lounge/dining room benefits from three windows, creating a bright and airy living space, while a further reception room/third bedroom features patio doors opening onto the rear garden. Completing the ground floor is a contemporary shower room with walk-in shower, WC, and wash basin.

To the first floor are two well-proportioned double bedrooms, both with fitted wardrobes, together with a family bathroom comprising a bath with shower over, WC, and wash basin.

Externally, the property enjoys a landscaped front garden and driveway providing off-road parking. To the rear is a private, enclosed garden, mainly laid to lawn with a patio area ideal for outdoor entertaining and family gatherings. A double garage provides additional parking, storage, or workshop space.

Offered to the market with no onward chain, this fantastic home presents an excellent opportunity for families and buyers looking to put their own stamp on a property in a sought-after location. Early viewing is highly recommended.

Council Tax band: E

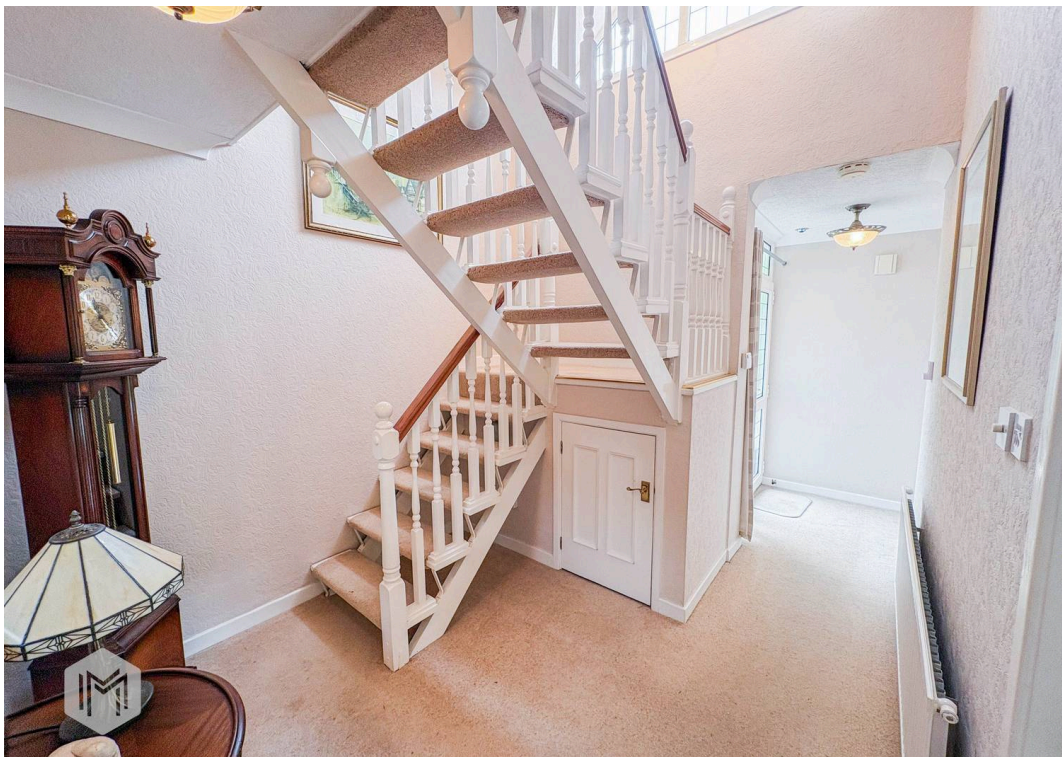
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

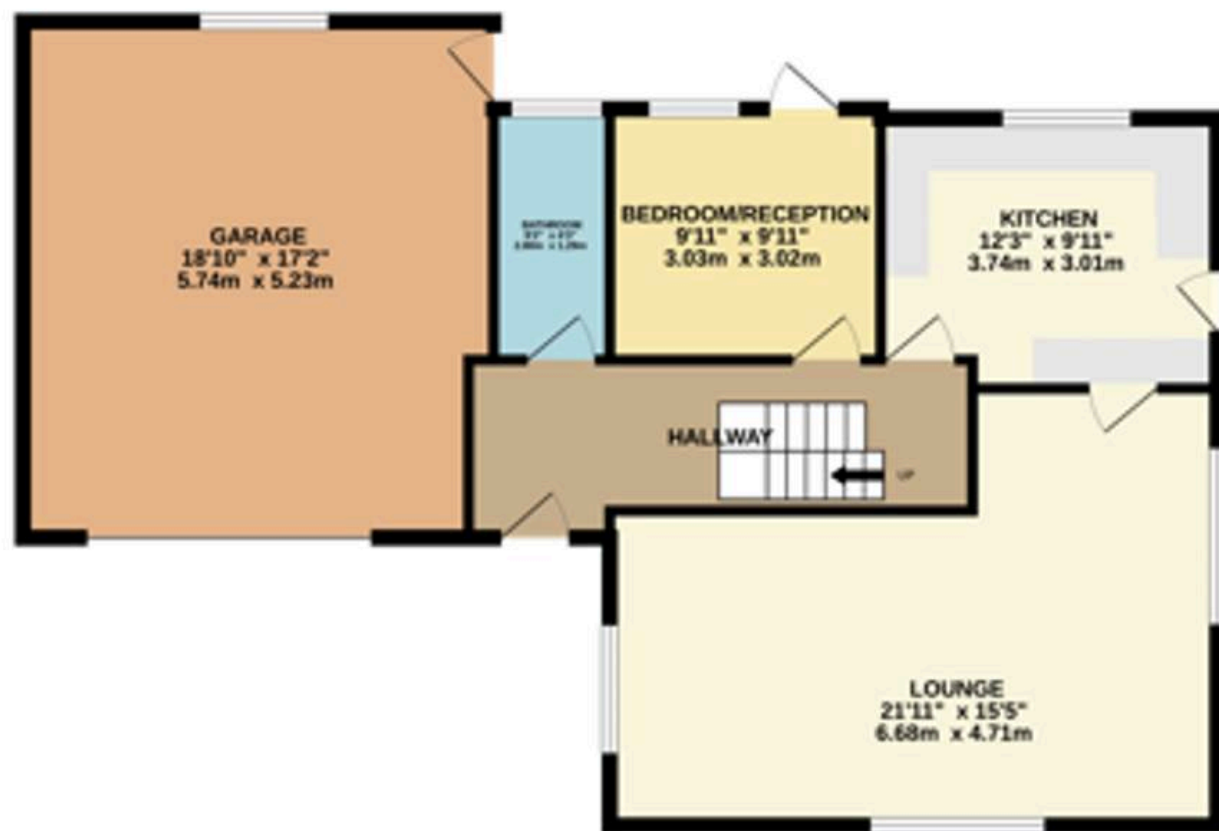








GROUND FLOOR



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 Metropix ©2025



Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way