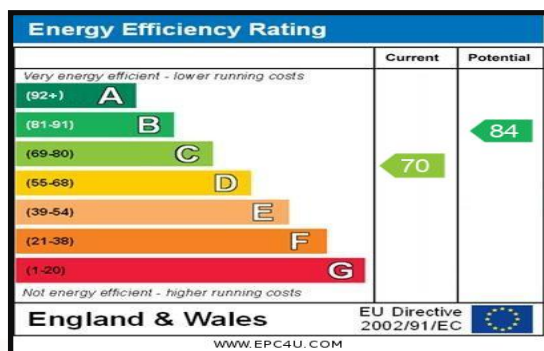




DERWENT CLOSE, CULCHETH, CHESHIRE, WA3 5DY



- Three Bedroomed Semi Detached
- Integral Garage
- Driveway
- FREEHOLD
- Fully Renovated Throughout
- Ideal Family Home
- Landscaped Rear Garden
- Sought After Location



Offers Over £325,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this immaculately presented and extensively refurbished three-bedroom semi-detached home, occupying a cul-de-sac position close to local amenities, shops, bars, restaurants and schools. Extended to the rear to create an impressive open-plan kitchen and dining space, this beautifully presented property combines inviting living accommodation with a stunning landscaped rear garden. Offered in turn-key condition and benefiting from a newly fitted boiler, this is a wonderful opportunity for buyers seeking a family home ready to move straight into. The entrance hallway provides a welcoming introduction to the property, with the presentation throughout reflecting the care and attention given to its refurbishment. The separate lounge offers a comfortable setting in which to relax and unwind, providing a lovely contrast to the sociable, open-plan accommodation at the rear. At the heart of the home is the extended L-shaped kitchen, breakfast and dining room. This thoughtfully arranged space brings cooking, dining and entertaining together, making it equally suited to busy family mornings, relaxed evening meals and hosting friends. The rear extension has transformed this part of the property into a real focal point, offering the open-plan layout so often sought by modern families without sacrificing the benefit of a separate lounge. A useful downstairs WC and utility room adds everyday practicality, while an integral garage completes the ground-floor accommodation. The property also offers three beautifully presented bedrooms and a family bathroom, providing flexibility for family living, visiting guests or a dedicated home-working space, depending on individual requirements. Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to the integral garage. The rear garden is a particular highlight, having been attractively landscaped to create distinct areas for outdoor dining, relaxation and entertaining. Artificial grass is complemented by planted borders, while a raised composite decking area and porcelain-tiled patio provide a choice of settings for garden furniture and enjoying time outdoors. The combination of attractive planting and contemporary finishes makes this an appealing extension of the home's living space during the warmer months. The cul-de-sac location adds to the property's appeal, with shops, amenities, bars, restaurants and schools close by. Combining extensive refurbishment, an excellent entertaining space and a beautifully finished garden, this superb semi-detached home deserves to be seen in person to fully appreciate all it has to offer. Early internal viewing is highly recommended. To arrange an appointment, please contact Cardwells Estate Agents on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 15' 9" x 12' 4" (4.80m x 3.76m) UPVC double glazed window. Radiator. Spotlighting.

Dining/Breakfast Kitchen 18' 4" x 17' 5" (5.58m x 5.30m) Aluminium bi folding doors to rear aspect. UPVC double glazed window to rear and side aspect. A range of newly fitted wall and base units with sink and drainer. Induction hob, double electric oven and extractor hood. Integrated dishwasher and fridge freezer. Breakfast bar. Two radiators. Spotlighting. Ceiling light point. Door to integral garage.

Downstairs WC/Utility Room Low flush wc. Wash hand basin. Plumbed for washing machine. Space for dryer. Spotlighting.

First Floor Landing UPVC double glazed window. Loft access with pull down ladders. Spotlighting.

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m) UPVC double glazed window. Panelled bath with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Wall tiling. Radiator. Spotlighting.

Bedroom 1 13' 5" x 11' 8" (4.09m x 3.55m) UPVC double glazed window. Radiator. Spotlighting fitted wardrobes with overhead storage and bedside drawers.

Bedroom 2 10' 4" x 9' 2" (3.15m x 2.79m) UPVC double glazed window. Radiator. Spotlighting.

Bedroom 3 6' 8" x 5' 8" (2.03m x 1.73m) UPVC double glazed window. Radiator. Spotlighting. Over stairs storage cupboard.

Externally Tarmac driveway with Tegula block paved boarder leading to a garage with electric roller door. To the rear; a porcelain paved patio area, stepped composite decking area and artificial grass garden with planted borders.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough Of Warrington and is therefore liable for Warrington Council Tax. The property is C rated which is at an approximate annual cost of £2,176 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage Cardwells Estate Agents Bury can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

