



61 Carmarthen Close, Callands

Offers Over £270,000

Miller Metcalfe
Every step of the way

61 Carmarthen Close

Callands, Warrington

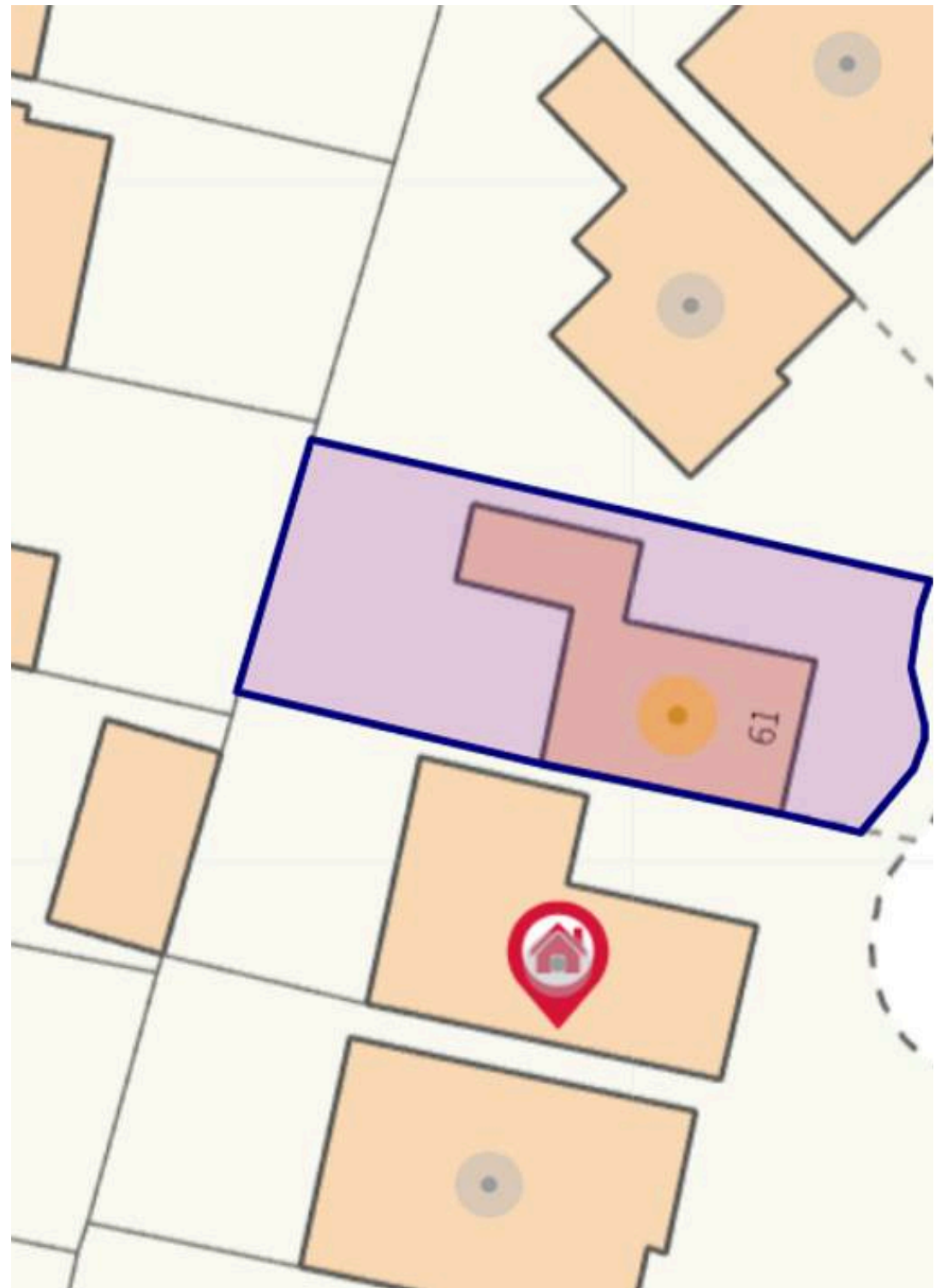
Occupying a pleasant position within the highly sought-after Callands development, this attractive three-bedroom detached home presents an excellent opportunity for families seeking generous living space, practical features and superb everyday convenience. With well-regarded schools, local amenities and excellent transport connections all within easy reach, the property is perfectly placed for modern family life. The accommodation begins with a welcoming entrance hallway, leading through to a spacious living room where a feature gas fire creates a warm and inviting atmosphere—ideal for relaxing with family or entertaining guests. To the rear of the property, the separate dining room enjoys direct access to the garden through patio doors, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living. The kitchen has been thoughtfully designed with a range of fitted wall and base units, an electric oven and hob, and space for both a washing machine and fridge freezer. A useful under-stairs larder offers additional storage, while a separate side door provides convenient access to the driveway and garage—perfect for bringing in shopping or accessing the garden. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted double wardrobes, while the second double bedroom also features fitted wardrobes. The third bedroom, ideal as a child's room, nursery or home office, is equally well equipped with its own fitted wardrobe, ensuring excellent built-in storage throughout the home. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC. Externally, the property continues to impress with a private driveway providing off-road parking, an attached garage and an enclosed rear garden, predominantly laid to lawn with both patio and decking areas, creating a fantastic space for outdoor dining, entertaining or children to play safely. Combining practical family living with excellent built-in storage, versatile accommodation and a desirable location, this well-cared-for home is ready for its next owners to enjoy. Early viewing is strongly recommended to fully appreciate everything it has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

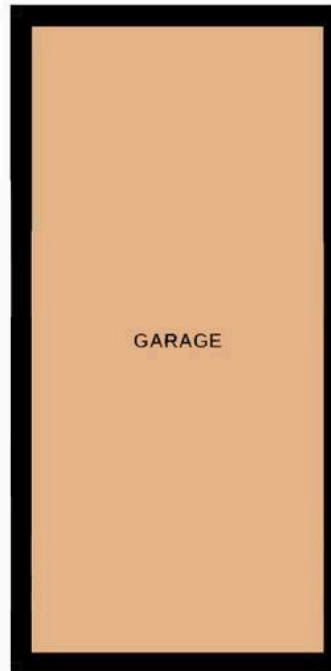
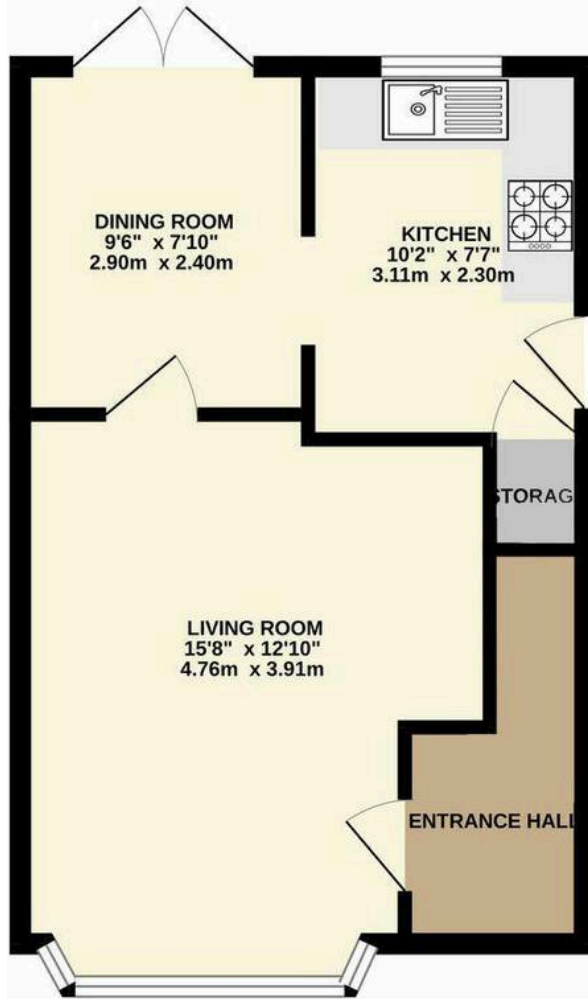




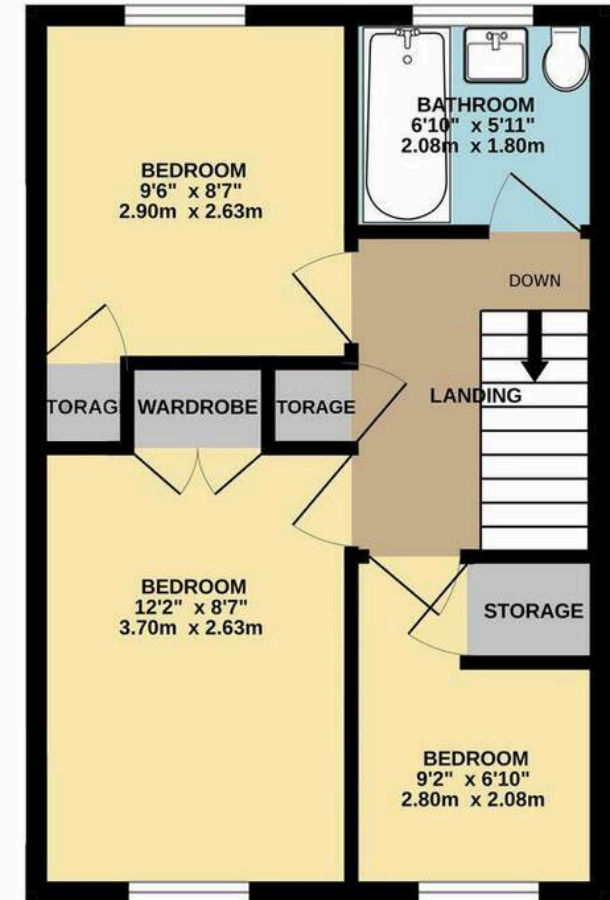




GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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