

76 Howard Road, Culcheth

Miller Metcalfe
Every step of the way

76 Howard Road

Culcheth, Warrington

Situated on a desirable corner plot on Howard Road, this spacious extended four-bedroom semi-detached family home offers generous accommodation, excellent potential and a convenient location close to well-regarded schools, local amenities and transport links.

The property briefly comprises a welcoming entrance hallway leading into a spacious lounge, which flows through to a separate dining room, creating an ideal space for both family living and entertaining. The fitted kitchen benefits from a range of wall and base units, a gas hob, electric oven and fridge freezer. To the rear, a separate conservatory overlooks the garden, providing additional living space with views of the outdoor area.

To the first floor, there are three double bedrooms alongside a generous fourth bedroom, making the property ideal for growing families or those requiring a home office. The family bathroom is fitted with a walk-in shower, WC and wash hand basin.

Externally, the property benefits from a driveway providing off-road parking, an attached large garage and a private, enclosed rear garden. The generous garden is predominantly laid to lawn, complemented by a patio area, offering plenty of space for outdoor dining, relaxation and family activities.

Offering space, versatility and exciting potential, the attached garage could provide the opportunity to create an additional reception room, subject to the necessary consents. Furthermore, the property's generous corner plot may offer scope for further extension, subject to planning permission and any other required approvals.

Ideally positioned for families seeking space and convenience, this property presents an excellent opportunity to acquire a well-located home with plenty of potential to personalise and enhance to suit individual needs.

Early viewing is highly recommended to appreciate the space, location and possibilities this property has to offer.

Council Tax band: C

Tenure: Freehold



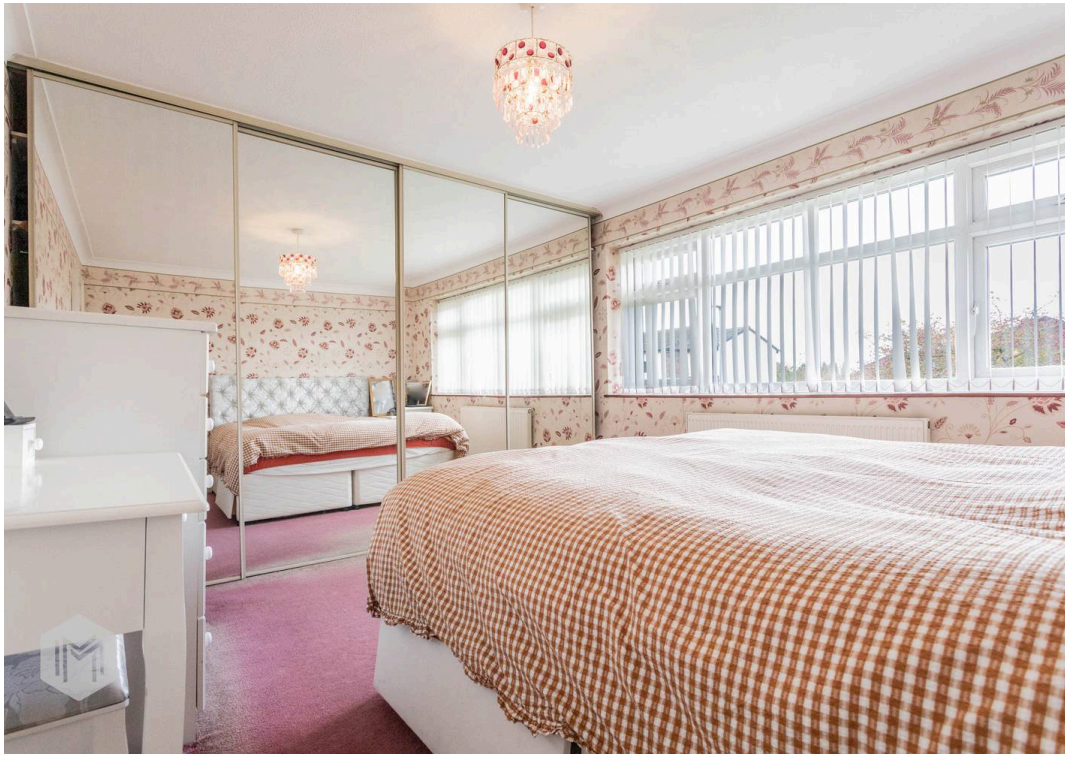
















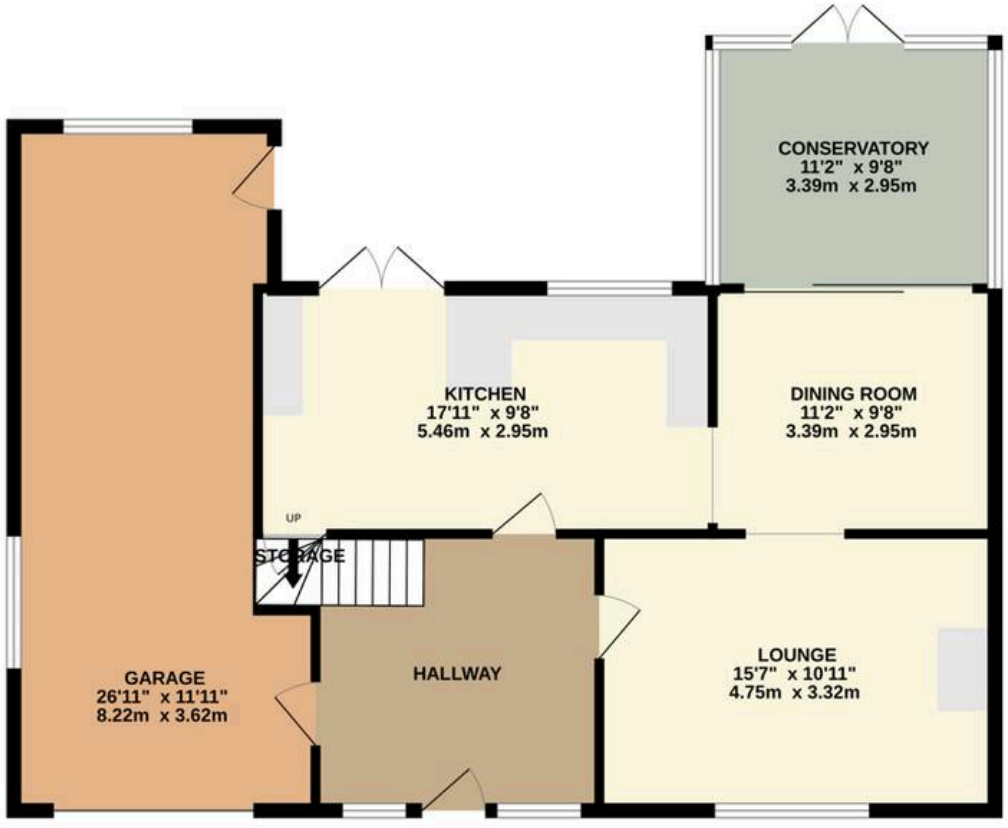




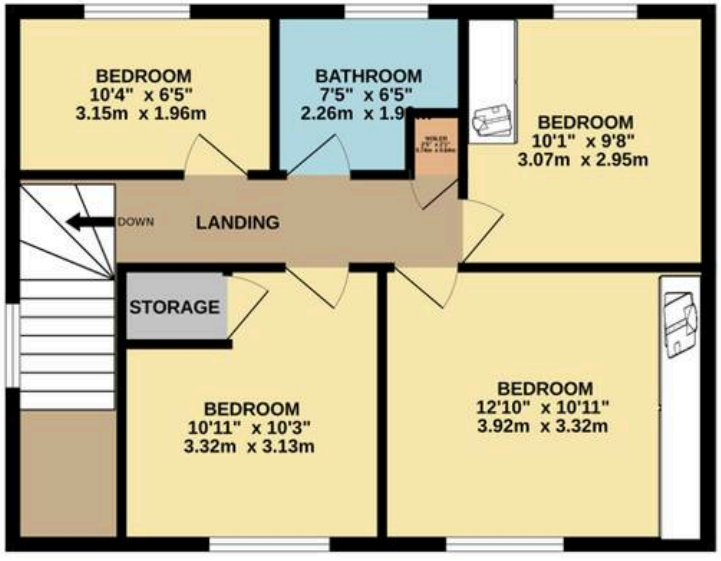




GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

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

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