



*Claremont Road*  
Culcheth, Warrington



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Occupying a generous plot of approximately 0.3 acres on one of the area's most highly sought-after roads, this impressive four-bedroom detached property offers an exceptional combination of spacious accommodation, beautifully landscaped gardens and excellent potential to personalise or reconfigure to suit individual requirements. Ideally positioned for the amenities of Culcheth village and a selection of well-regarded local schools, the property is presented in immaculate condition throughout, while offering scope for future updating to reflect a buyer's own style and taste.

The well-proportioned accommodation extends to approximately 2,309 sq ft and is arranged over two floors. The welcoming entrance hallway provides access to the principal ground floor rooms, including a dining room overlooking the rear garden. From here, the accommodation flows naturally into the generous lounge and kitchen. The impressive lounge features double doors opening into a delightful garden room, which enjoys lovely views across the beautifully landscaped rear gardens and creates an ideal space in which to relax and enjoy the setting. The kitchen is well appointed with a range of fitted units and Miele appliances, while a guest WC and dedicated home office provide further practical accommodation. An inner vestibule leads from the kitchen to the integral garage, with a home gym positioned to the rear, providing an excellent additional space for exercise, hobbies or flexible use.

To the first floor are four generous double bedrooms. The principal bedroom benefits from a fitted dressing room and en suite bathroom, comprehensively fitted with a bath, separate corner shower cubicle, WC and wash hand basin. A further spacious double bedroom enjoys its own en suite shower room, while the remaining bedrooms are served by a substantial family bathroom, fitted with a bath, separate shower, wash hand basin and WC.

Externally, the property occupies a particularly generous plot of approximately 0.3 acres. The low-maintenance front garden is attractively paved and planted, with a substantial driveway providing ample off-road parking and access to the integral garage. To the rear is a beautifully landscaped private garden, featuring a striking circular paved patio, expansive lawn, established planted borders and a pathway extending around the garden. A dedicated composting area, shed and greenhouse provide useful facilities for those with an interest in gardening.

A rare opportunity to acquire a substantial four-bedroom family home in a prestigious and highly desirable location, offering excellent existing accommodation together with the flexibility and potential to create a truly individual home in the future.



## Entrance Hall & Guest WC

The property is entered via a welcoming entrance hallway, finished with attractive tiled flooring which continues seamlessly into the dining room, kitchen and guest WC. The hallway benefits from an under stairs storage cupboard offering useful additional storage. The guest WC is conveniently positioned off the kitchen and comprises of a guest WC and hand basin.

## Reception Rooms

The generously proportioned reception accommodation provides a choice of spaces for both family living and entertaining. The dining room enjoys a pleasant outlook over the rear garden and is accessed directly from the entrance hall. The impressive lounge is a generously-proportioned room, which can be accessed from both the hallway and dining room. The room offers dual aspect windows overlooking both the front and rear of the property, allowing plenty of natural light throughout the day. Double doors open directly from the lounge into the garden room, creating a versatile extension of the living space. With dual aspect windows to both the side and rear, the garden room enjoys lovely views across the beautifully landscaped and private rear garden. Located at the front of the property, the study provides a quiet and dedicated workspace, ideal for those working from home or requiring a separate office.





## *Kitchen*

The kitchen is fitted with a high-quality German-designed Alno kitchen, combining practical storage with a comprehensive range of integrated Miele appliances. The specification includes a fridge, freezer, raised-level dishwasher, two ovens and a gas five-ring hob, complemented by a stainless steel and glass extractor hood. The raised dishwasher has been thoughtfully positioned to reduce the need for bending when loading and unloading. The kitchen is finished with tiled flooring which continues through from the entrance hallway and also provides access to the inner vestibule. Within the vestibule is a useful storage cupboard housing the property's boiler.







## *Bedrooms & Bathrooms*

To the first floor are four well-proportioned double bedrooms, providing excellent accommodation for family living. The principal bedroom benefits from a fitted dressing room and a private en suite bathroom, while bedrooms three and four both feature fitted wardrobes, providing valuable built-in storage. The principal en suite is fitted with a bath, separate corner shower cubicle, WC and wash hand basin, with tiled walls providing a practical and stylish finish. Bedroom two also benefits from its own en suite shower room, fitted with a shower, wash hand basin and WC, with tiled walls. The remaining bedrooms are served by a spacious family bathroom, which incorporates a bath, separate shower, wash hand basin and WC. Partial wooden wall panelling adds character and warmth to the room. The loft is accessed from the bathroom and is partially boarded, providing useful additional storage space.











## Parking & Gym

The property benefits from an integral garage and a substantial driveway, providing ample off-road parking. An inner vestibule from the kitchen provides access to the garage, with an additional home gym located to the rear, independently accessed from the rear garden, making it a particularly versatile space for exercise, hobbies or alternative use.

## External Areas

Occupying a generous plot of approximately 0.3 acres, the property enjoys attractive gardens to both the front and rear. The frontage has been designed for ease of maintenance, with paved areas and established planting alongside the extensive driveway and garage. The rear garden is a particular feature of the property and enjoys a high degree of privacy, being not overlooked. Beautifully landscaped, it incorporates a feature circular paved patio, large lawned area, established planted borders and a pathway extending around the garden. A shed, greenhouse and dedicated composting area provide practical facilities for keen gardeners, while a further external storage cupboard offers additional useful space. The garden room provides a wonderful vantage point from which to appreciate the garden, with its dual aspect side and rear windows overlooking the private landscaped grounds.

## Tenure

Freehold

## Council Tax

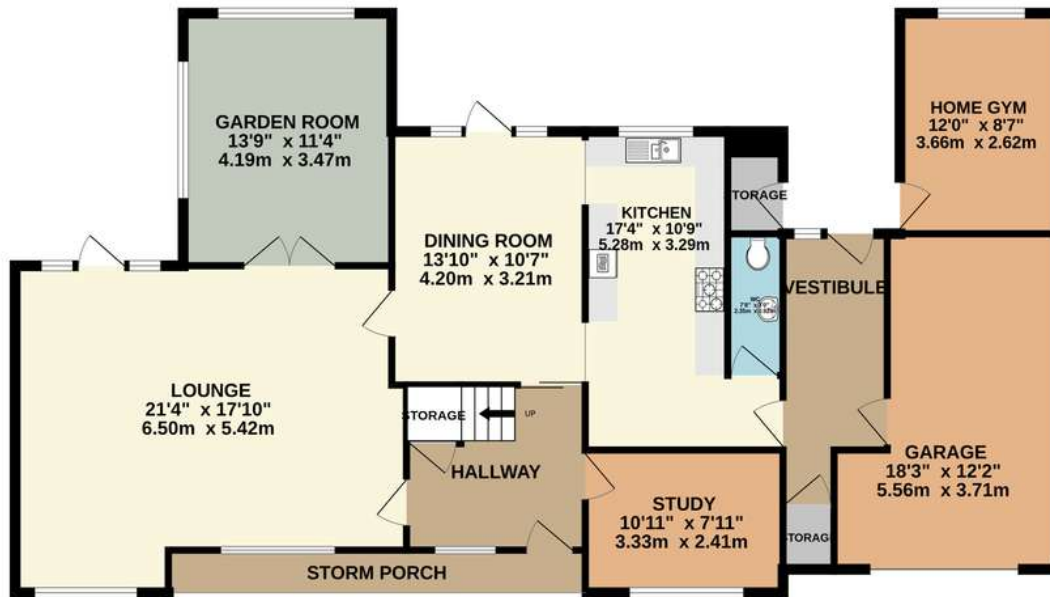
Local Authority - Warrington Council

Council Tax Band - F

Annual Council Tax - £3,535.44



GROUND FLOOR  
1430 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 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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