



Howard Road, Warrington, WA3 5EG

£280,000

COMPETITIVELY PRICED!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in the popular semi-rural area of Culcheth!



5B Howard Road, Culcheth, Warrington, WA3 5EG

A beautifully presented three-bedroom semi-detached family home situated in the sought-after village of Culcheth, within easy reach of local amenities, highly regarded schools, transport links and countryside walks.

Porcelain tile patio area with laid to lawn and purpose built Summerhouse with power and lighting.

GROUND FLOOR

Lounge 15'0" x 15'7" (4.58m x 4.76m)

High quality LVT flooring with spotlighting, blind and staircase leading to the first floor

Kitchen/diner 8'9" x 14'10" (2.69m x 4.54m)

High quality LVT flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, Granite worktops and integrated kitchen appliances, including double oven, hob, hood and dishwasher

FIRST FLOOR

Bedroom 13'2" x 8'4" (4.02m x 2.56m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 8'4" x 11'6" (2.55m x 3.51m)

Carpet flooring with window to the rear elevation and curtains

Bedroom 7'1" x 6'3" (2.16m x 1.93m)

Carpet flooring with window to the front elevation and blind

Bathroom

Tile flooring with 2 piece bathroom suite in white, walk in showering enclosure, heated towel rail and floor to ceiling tiled decor

EXTERNAL

Private driveway to the front of the property with laid to lawn garden and fencing to the front. Gated access to a beautifully presented landscaped rear garden, enclosed by panel fencing and benefiting from a private aspect.





