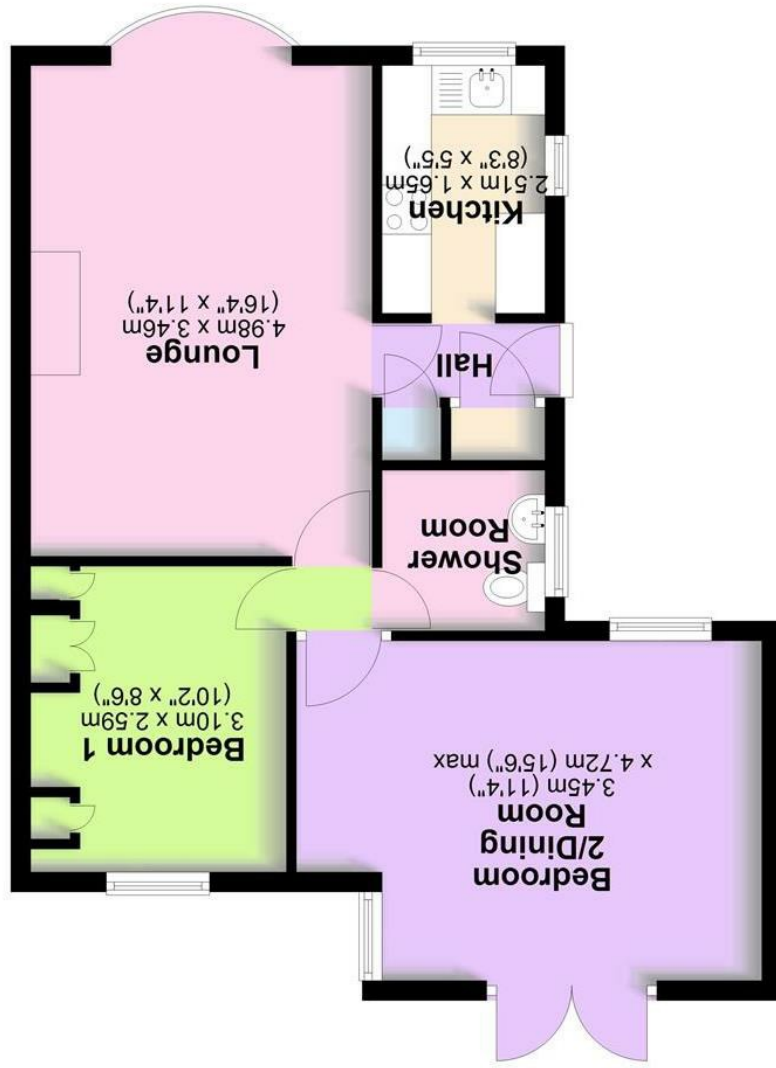


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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Total area: approx. 52.3 sq. metres (563.0 sq. feet)



Ground Floor
 Approx. 52.3 sq. metres (563.0 sq. feet)



OFFERS OVER £270,000



14 RIMINGTON CLOSE
 CULCHETH
 WARRINGTON
 WA3 4DT



COUNCIL TAX BAND: B



A spacious chain free two double bedroom bungalow with a south facing garden located in the heart of Culcheth

Description

Purchased by the vendor nineteen years ago this property has been extended and modernised to create a light and airy bungalow, perfect for downsizers.

Externally the property is positioned in the corner of a small cul-de-sac with a double driveway and lawned garden to the front aspect with a side gate providing access to the partly landscaped, partly lawned rear garden with patio area.

Accommodation comprises hallway with two built in storage cupboards and provides access to the kitchen and lounge.

The modern galley kitchen has vinyl flooring, a range of low level and eye level units, one of which houses the combi boiler, two double glazed windows, a breakfast bar, a range of integrated appliances including an extractor hood, electric hob, single fan oven, washing machine, slimline dishwasher and fridge/freezer.

The bay fronted lounge measures over 16ft by 11 ft creating a spacious reception room with a feature gas fireplace.

Particular mention must be made of bedroom two which has been extended to building regulation to create a second reception room with French doors and a double glazed window to the rear aspect, creating the ideal space for a dining room.

Bedroom one has a range of built in wardrobes and a double glazed window to the rear aspect and the shower room has been adapted to create a three piece walk in wet room with a frosted double glazed window to the side aspect.

Culcheth is a picturesque village just a short drive from Warrington. Known for its attractive surroundings Culcheth is a highly sought-after location for families, professionals, and retirees alike.

At the centre of the village lies Culcheth Green, a vibrant hub surrounded by an excellent selection of independent shops, cafes and local amenities giving the area a warm, traditional village feel. The village also benefits from highly regarded schools such as Twiss Green Community Primary School voted outstanding by Ofsted and Culcheth High School making it a popular choice for those seeking quality education for their children.

For outdoor enthusiasts there are plenty of green space and country walks, including nearby Culcheth Linear Park and scenic trails that provide a peaceful escape from busy day-to-day life.

Culcheth boasts excellent transport links, with easy access to the M6, M56 and M62 making it ideal for commuters to Manchester, Liverpool and Warrington town centre. Nearby train stations also provide direct routes to key cities across the North West.