



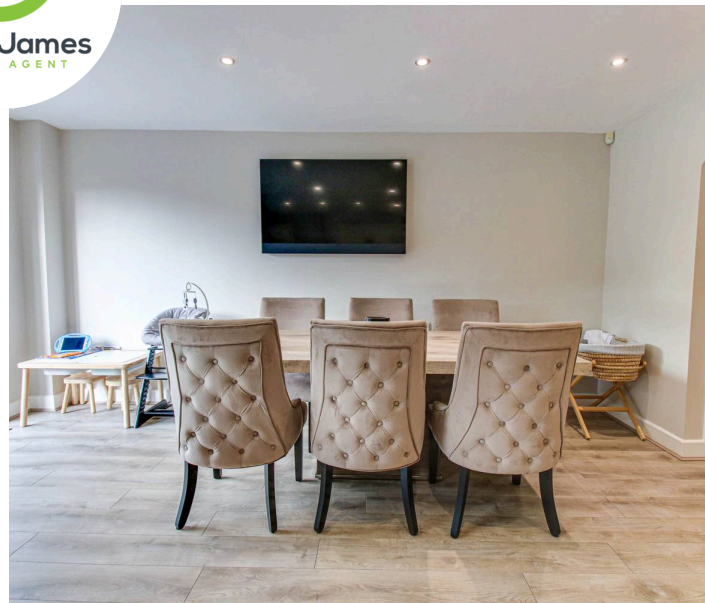
Oliver James
ESTATE AGENT



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Manchester Road, Rixton

Offers in Region of **£450,000**



480 Manchester Road

Rixton, Warrington

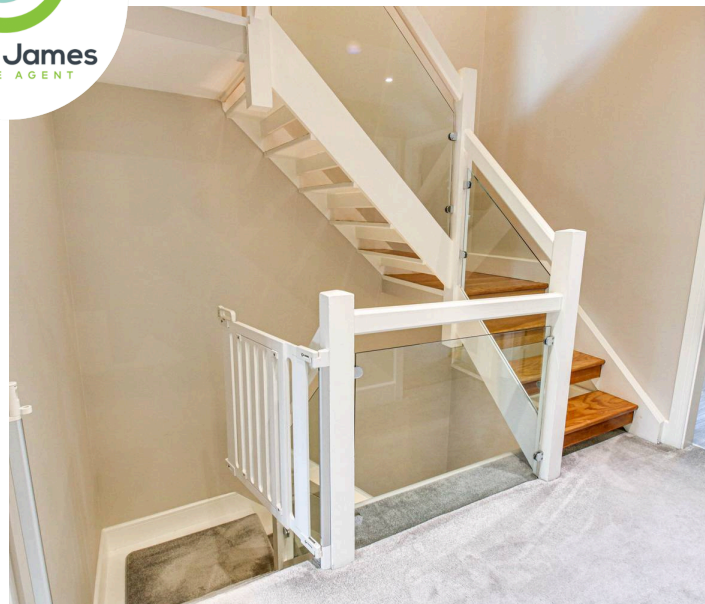
Rare opportunity to own a stylish 4-bed mid-terraced house in sought-after village area. Spacious rooms, en suite main bedroom, modern amenities, freehold, large lawn, serene location. Close to amenities. Embrace elegant living in this sophisticated haven.

Council Tax band: E

Tenure: Freehold

- Boutique and Stylish Four Bedroom Home
- Sought After Semi Rural Village Area
- Spacious Rooms Throughout
- Guest WC and Utility Room
- Main Bedroom with En Suite
- Two Family Bathrooms
- Set on Three Floors
- Large Lawn with Patio Seating Area
- Freehold
- In close proximity to several neighbouring areas such as Culcheth, Glazebury and Warburton Bridge





Hallway

Laminate flooring, airing cupboard and radiator.

Guest WC

8' 2" x 2' 11" (2.50m x 0.90m)

Front facing upvc window, wash basin, WC, laminate flooring and radiator.

Kitchen, Morning Room and Dining Area

20' 0" x 16' 9" (6.10m x 5.10m)

Rear facing upvc window and french doors, fitted range of base and wall units with Granite work surfaces, electric oven, microwave, dishwasher, laminate flooring, under-stairs cupboard, laminate flooring and radiator.

Utility Room

5' 7" x 5' 7" (1.70m x 1.70m)

Wall units, plumbed for washer, laminate flooring and radiator.

Beauty Room (Garage Conversion)

9' 2" x 9' 6" (2.80m x 2.90m)

Laminate flooring and radiator

Landing

Feature glass bannister and wooden stairway to top floor.

Lounge

18' 4" x 15' 9" (5.60m x 4.80m)

Two rear facing upvc windows and two radiators.

Bathroom

8' 6" x 5' 7" (2.60m x 1.70m)

Walk in shower, vanity sink unit, WC, heated towel rail, tiled flooring and walls.

Bedroom Two

18' 4" x 8' 6" (5.60m x 2.60m)

Front facing upvc window, fitted wardrobes and radiator.

Bedroom Four

Front facing upvc window, laminate flooring and

GARDEN

Large Lawn Area, decking, patio and outside water tap.

DRIVEWAY

2 Parking Spaces





Total Area: 179.6 m² ... 1933 ft²
 All measurements are approximate and for display purposes only



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