



Oliver James
ESTATE AGENT



The **Negotiator**
Awards 2024

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

SCAN ME

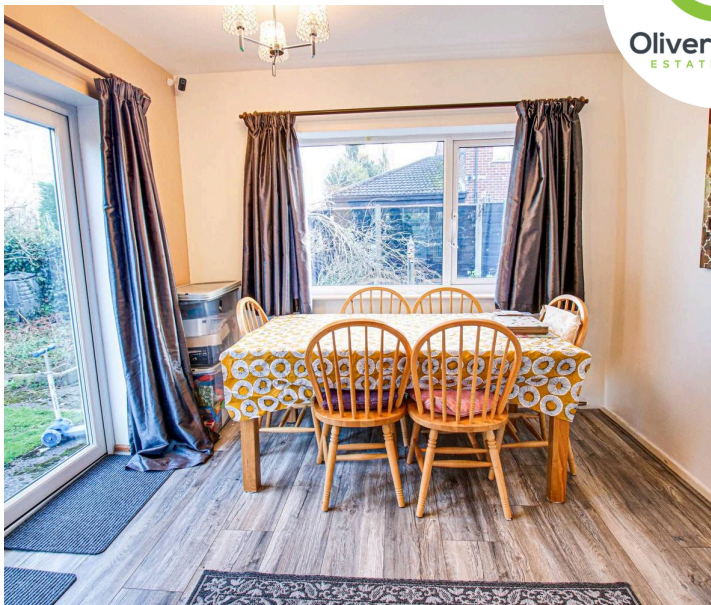


BOOK A VIEWING

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St. Helens Close, Rixton

Offers in Region of **£350,000**



3 St. Helens Close

Rixton, Warrington

Enchanting 3-bed detached house on a generous corner plot. Large open plan lounge, 3 double bedrooms. Expansive wrap-around gardens with south-facing patio for outdoor dining. Detached garage, driveway for 2/3 cars. Tranquil village setting.
Council Tax band: TBD

- Three Bedroom Detached Garage
- Corner Plot on Quiet Cul-De-Sac
- Large Open Plan Lounge and Dining Room
- Downstairs WC
- Three Double Bedrooms
- Large wrap around gardens
- Garage
- South facing patio garden
- Semi Rural Sought After Village Location





Hallway

Laminate flooring, radiator, storage cupboard and plumbed for washer.

Guest WC

4' 11" x 2' 7" (1.50m x 0.80m)

WC, wash basin, laminate flooring and heated towel rail.

Lounge and Dining Room

22' 4" x 11' 10" (6.80m x 3.60m)

Front and rear facing upvc window, side facing french doors, laminate flooring and two radiators.

Kitchen

9' 2" x 8' 6" (2.80m x 2.60m)

Rear facing upvc window, rear facing stable door, fitted range of base and wall units, electric oven and hob, tiled flooring and plumbed for dishwasher.

Landing

Front facing upvc window and storage cupboard.

Main Bedroom

13' 5" x 11' 10" (4.10m x 3.60m)

Rear facing upvc window, recess wardrobes and radiator.

Bedroom Two

11' 2" x 9' 6" (3.40m x 2.90m)

Front facing upvc window and radiator.

Bedroom Three

11' 2" x 12' 2" (3.40m x 3.70m)

Rear facing upvc window and radiator.

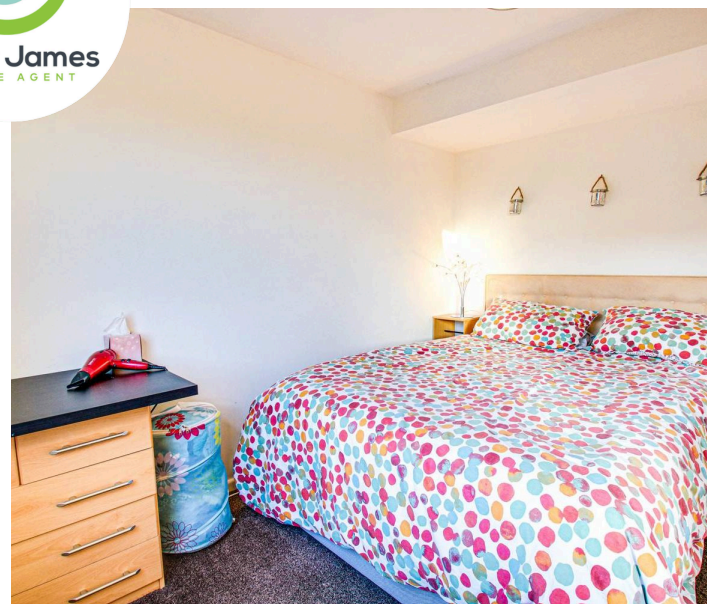
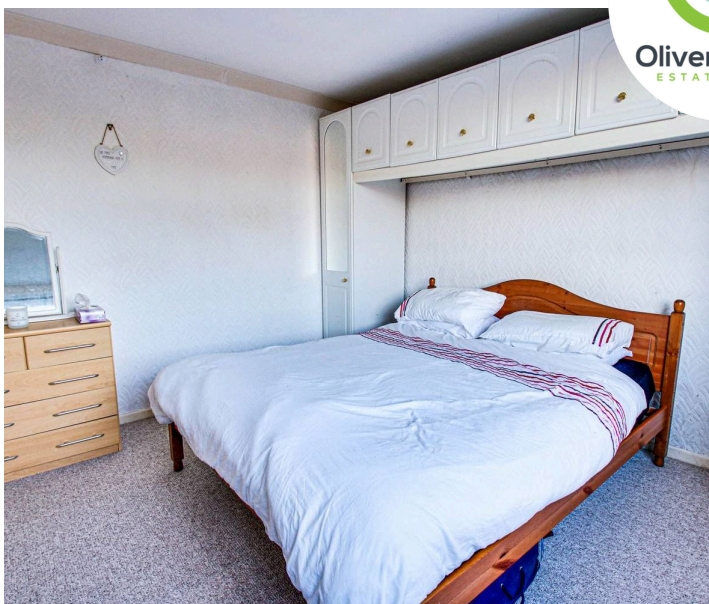
Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

Rear facing upvc window, panel bath, Vainity and WC units, heated towel rail, tiled walls and flooring.



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GARDEN

Large front and side lawn garden areas, patio to the rear and shed.

GARAGE

Single Garage

2.4m x 5.7m Wall mounted Worcester Boiler, consumer unit, light and power points.

DRIVEWAY

3 Parking Spaces

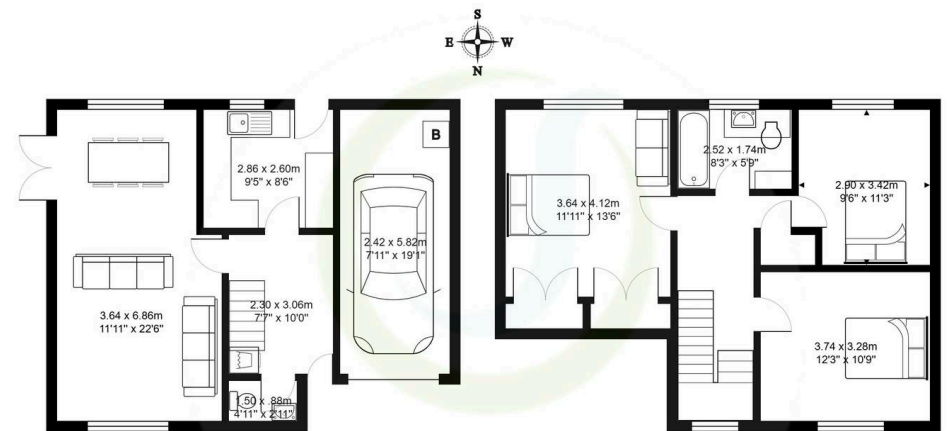
Side driveway for 2/3 cars.





Total Area: 112.6 m² ... 1212 ft²

All measurements are approximate and for display purposes only



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