



SCAN ME



BOOK A VIEWING

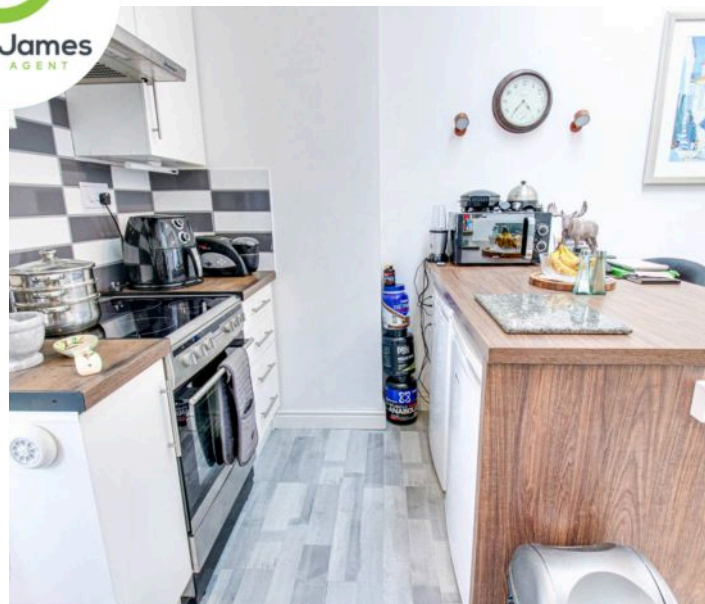
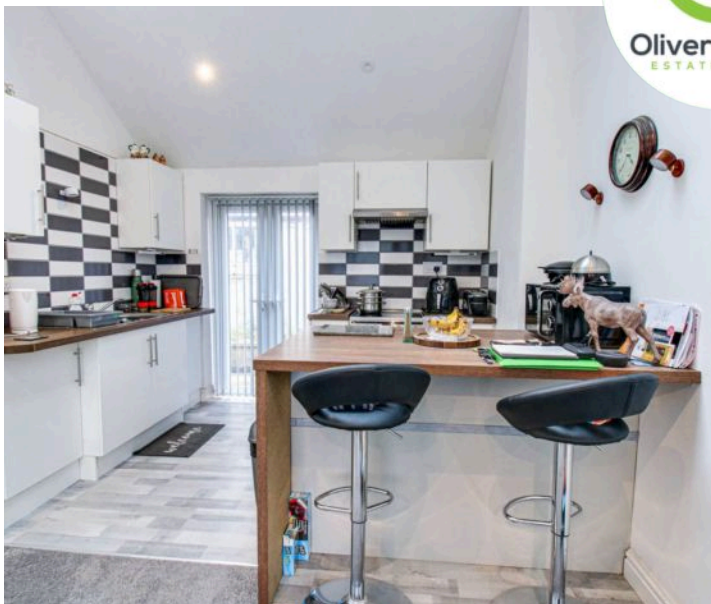


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ESTATE AGENT

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**Sycamore Crescent, Rixton**  
Offers in Region of **£230,000**





## 7 Sycamore Crescent

Rixton, Warrington

Located in a sought-after village, this 1-bed bungalow on a corner plot boasts modern features like a new roof and boiler, an open-plan layout, and a loft room. Outside, enjoy multiple seating areas, pergolas, patio, and garages with ample storage. Perfect blend of comfort and convenience.

Council Tax band: A

Tenure: Freehold

- One Bedroom Bungalow
- Corner Plot
- New Roof & New Boiler
- Recently Fully Rendered
- Modern Open Plan Living
- Two Garages/Driveway
- Loft Room
- Sought After Village Location







### Hallway

Laminate flooring and radiator.

### Lounge/Kitchen

22' 4" x 9' 10" (6.80m x 3.00m)

Front facing upvc window, rear facing upvc french doors, Skylights, Log burner, fitted range of base and wall units and radiator.

### Bedroom One

10' 6" x 12' 2" (3.20m x 3.70m)

Front and side facing upvc window, laminate flooring and radiator.

### Utility Room

6' 11" x 3' 11" (2.10m x 1.20m)

Plumbed for washer

### Bathroom

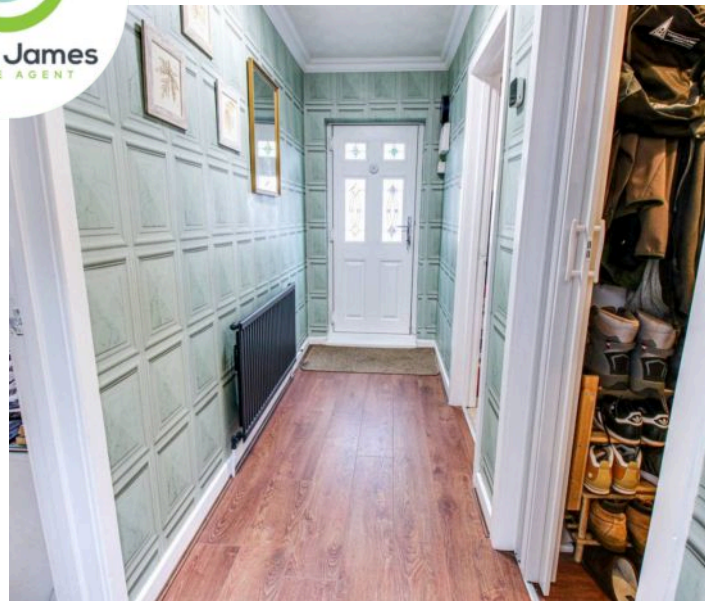
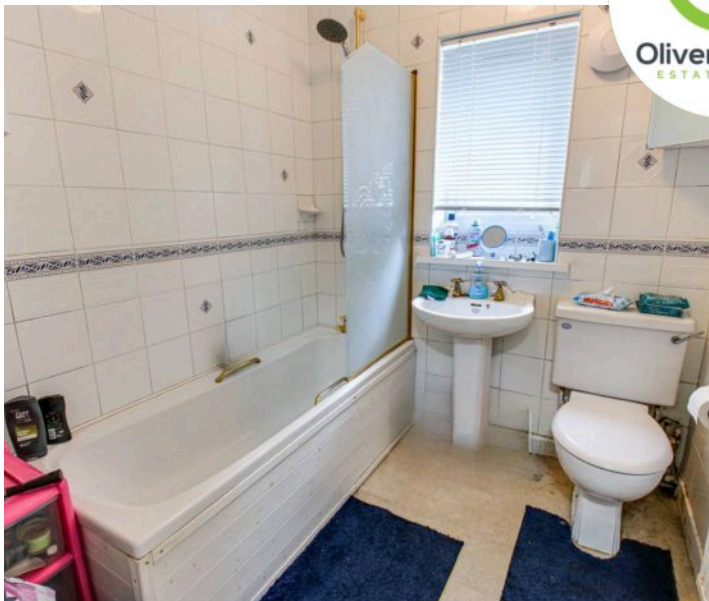
6' 11" x 6' 3" (2.10m x 1.90m)

Rear facing upvc window, panel bath, over bath shower, WC, wash basin, wall mounted Logic boiler (fitted February 2024).

### Loft Room

9' 6" x 10' 2" (2.90m x 3.10m)

Would suit a range of uses.





## GARDEN

Corner plot offering various seating areas with Pergola's, patio, lamp-post.

## DRIVEWAY

2 Parking Spaces

Driveway and allocated space

## GARAGE

Triple Garage

Single Detached Garage and Double Detached Garage with power. \*right of access for bins.





Total Area: 56.4 m<sup>2</sup> ... 608 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## Oliver James

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