

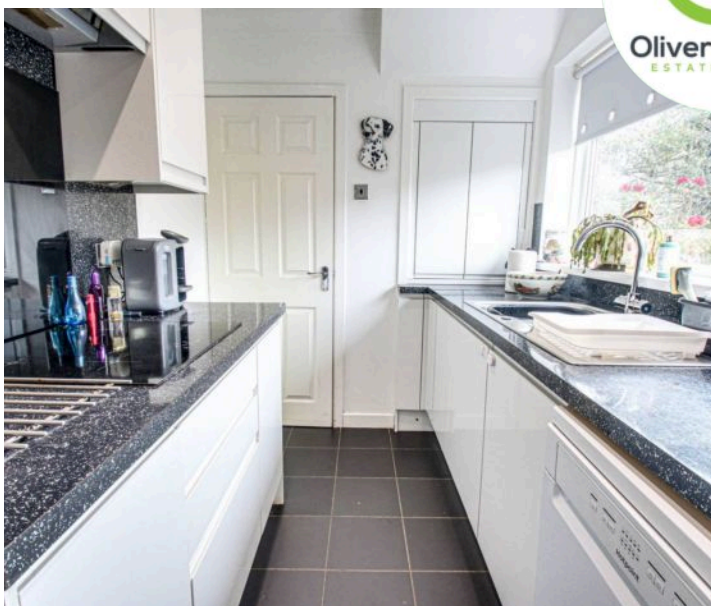


  
**FOR SALE**  
0161 696 5050  
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**The Negotiator**  
*Clive*  
REGIONAL AGENT  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
**SILVER**







## 9 Birch Road

Rixton, Warrington

Immaculate 3-bed semi-detached house on corner plot in sought-after area. Stylish interiors, conservatory, guest WC, utility room, garage, & freehold. A blend of modern comfort & traditional charm.

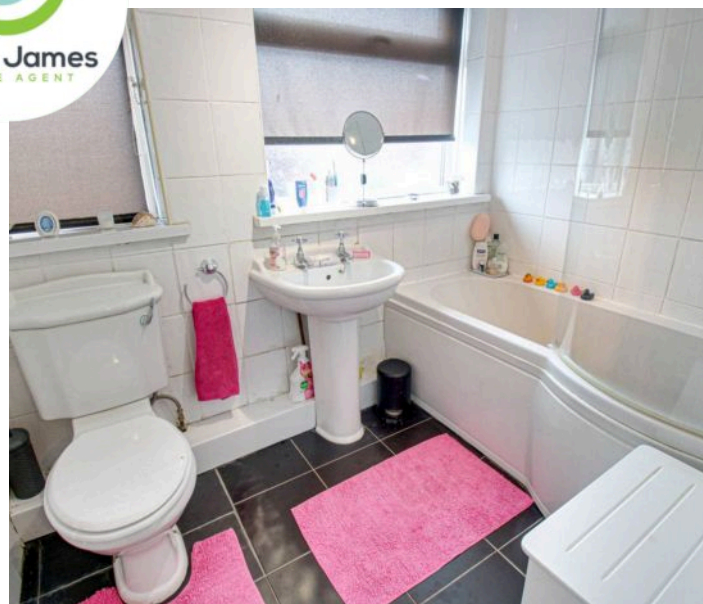
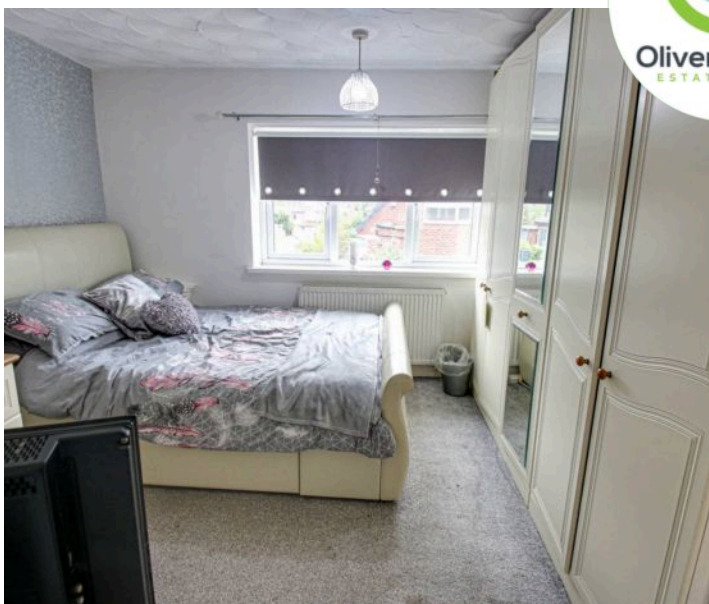
Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached Property
- Set on a sizeable corner plot position
- Lounge and Dining Room with Cast Iron Fireplaces
- Spacious Conservatory open up onto the garden
- Downstairs Guest WC
- Utility Room
- Two Double Bedrooms, One Single
- Side Driveway access with modern gate
- Garage
- Freehold







### **Hallway**

Laminate flooring, under-stairs cupboard and radiator.

### **Lounge**

12' 10" x 11' 6" (3.90m x 3.50m)

Rear facing upvc window, gas fire with cast iron fireplace, coving and radiator.

### **Dining Room**

9' 6" x 12' 6" (2.90m x 3.80m)

Rear facing upvc french doors, laminate flooring, gas fire with cast iron surround, coving and radiator.

### **Conservatory**

10' 6" x 10' 10" (3.20m x 3.30m)

Side facing french doors and ceiling fan light.

### **Kitchen**

9' 10" x 8' 6" (3.00m x 2.60m)

Front facing upvc window, fitted range of base and wall units, four ring electric hob and oven, tiled flooring and understairs cupboard.

### **Guest WC**

Side facing upvc window, low flush wc and tiled flooring.

### **Side Hallway**

Tiled flooring.

### **Utility Room**

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

Side facing upvc window, tiled flooring and radiator.

### **Landing**

Front facing upvc window, loft access (part boarded, light, ladder and boiler approx 10 years old).

### **Bedroom One**

11' 10" x 10' 10" (3.60m x 3.30m)

Rear facing upvc window and radiator.

### **Bedroom Two**

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



## GARDEN

Lawn with gated entrance, stoned patio area.

## GARAGE

Single Garage

Side access gates onto space for 2 cars







Total Area: 97.5 m<sup>2</sup> ... 1049 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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**Oliver James**

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