



Oliver James
ESTATE AGENT



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9 Birch Road, Rixton
In Excess of **£275,000**



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Rixton, Warrington

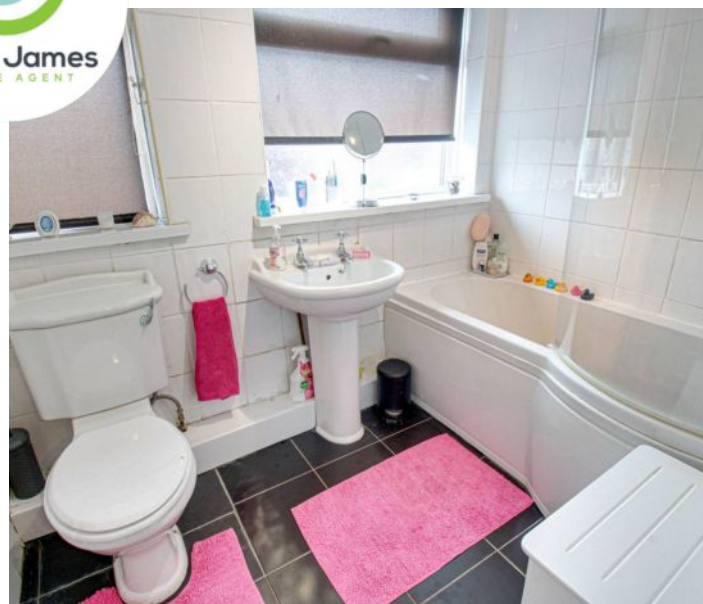
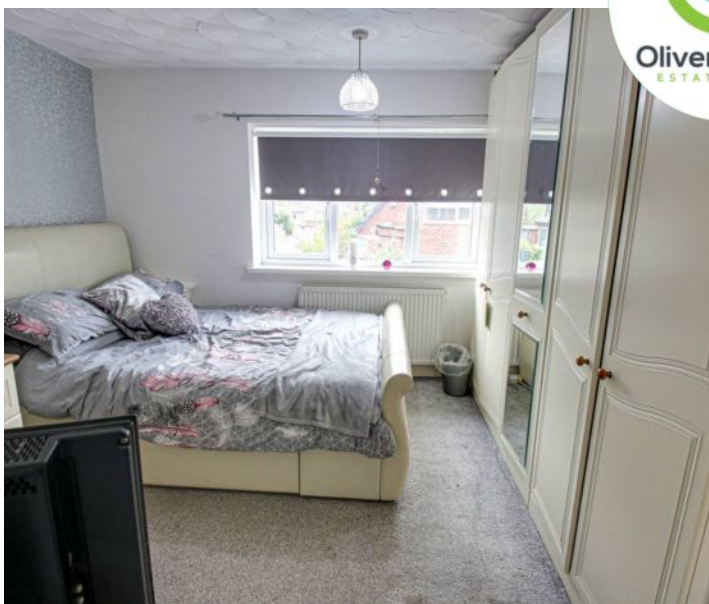
Immaculate 3-bed semi-detached house on corner plot in sought-after area. Stylish interiors, conservatory, guest WC, utility room, garage, & freehold. A blend of modern comfort & traditional charm.

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 m² ... 1049 ft²

All measurements are approximate and for display purposes only



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Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

