



Oliver James
ESTATE AGENT

The **Negotiator**
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BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Birch Road, Rixton
£270,000



Birch Road

Rixton, Warrington



Stylish 3-bed home in heart of Rixton. Elegant lounge, dream kitchen diner, sunny conservatory/orangery, landscaped garden, double driveway. Peaceful village with easy access to M6, M62, M60. Rare gem in treasured location. Book a viewing now!

Council Tax band: B

Tenure: Freehold

- Stunning 3-bedroom mid-terraced home finished to an exceptional standard throughout
- Stylish kitchen diner with exposed brick feature walls, integrated appliances & island breakfast bar
- Conservatory/orangery with bi-folding doors creating a seamless indoor-outdoor flow. Ideal for entertaining or enjoying the summer weather
- Elegant lounge with wood panelling, modern flooring and plenty of natural light
- Three spacious bedrooms, all beautifully presented with a neutral, calming décor
- South-west facing landscaped garden with tiled patio, pergola & ambient seating area
- Driveway parking for two cars on the front
- Located in the sought-after village of Rixton, known for its community feel and peaceful surroundings
- Excellent commuter links to Warrington, Manchester, Altrincham and the M6/M62 motorway network
- Freehold



Hallway

Front facing composite front door and laminate flooring.

Lounge

17' 5" x 10' 10" (5.30m x 3.30m)

Front facing upvc window, laminate flooring, wood panelling design to walls and radiator.

Kitchen Diner

20' 4" x 10' 2" (6.20m x 3.10m)

Rear facing upvc window and door, fitted range of base and wall units, integral fridge, freezer, oven, microwave, washing machine and gas hob, matching breakfast bar/Island, cupboard housing Worcester Boiler, feature brick walls to each end of the room, laminate flooring and radiator.

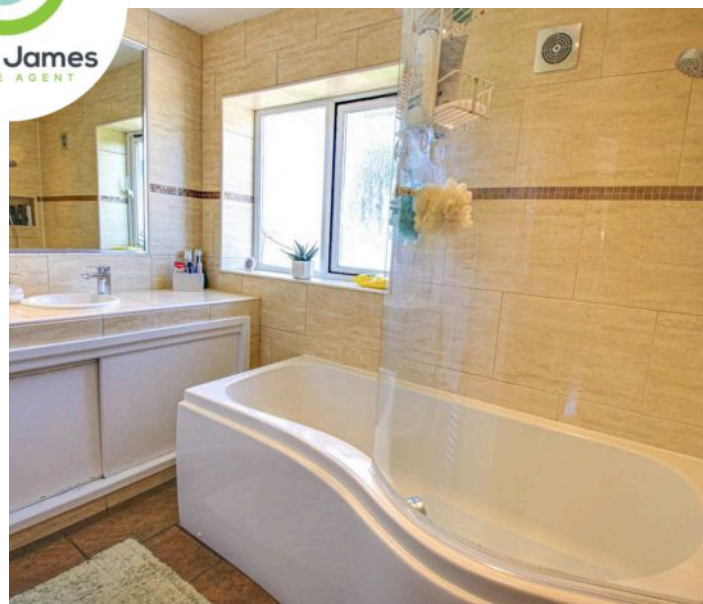
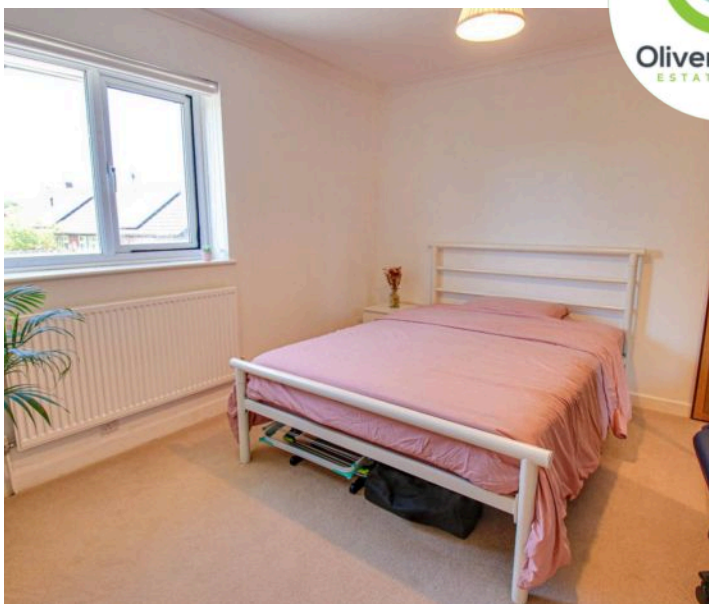
Conservatory/Orangery

8' 6" x 11' 6" (2.60m x 3.50m)

Bi-Folding doors to the rear and side of the room and laminate flooring.

Landing

Solid wood internal doors to all upstairs rooms, radiator, loft access with boarding, light and ladder.



Main Bedroom

10' 10" x 13' 9" (3.30m x 4.20m)

Front facing upvc window, laminate flooring and radiator.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Rear facing upvc window and radiator.

Bedroom Three

8' 10" x 10' 10" (2.70m x 3.30m)

Front facing upvc window and radiator.

Bathroom

6' 3" x 8' 10" (1.90m x 2.70m)

Rear facing upvc window, curved panel bath with over shower, sink inset to cupboard, heated towel rail, tiled flooring and walls.

GARDEN

Private garden surrounded by privet hedges, tiled flooring, pergola with overhead cover seating area with under seat lighting and grey mixed pattern styled tiling and artificial grass area.

DRIVEWAY

2 Parking Spaces

Driveway for two cars.





Total Area: 97.1 m² ... 1045 ft²

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only



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