

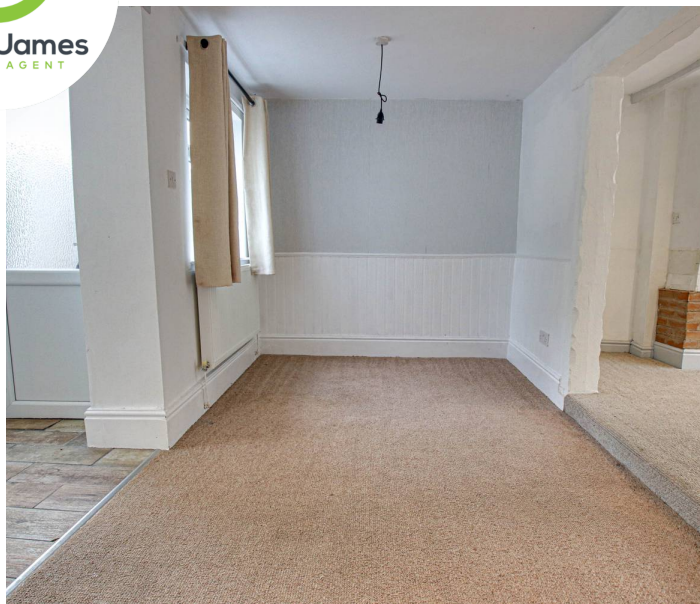
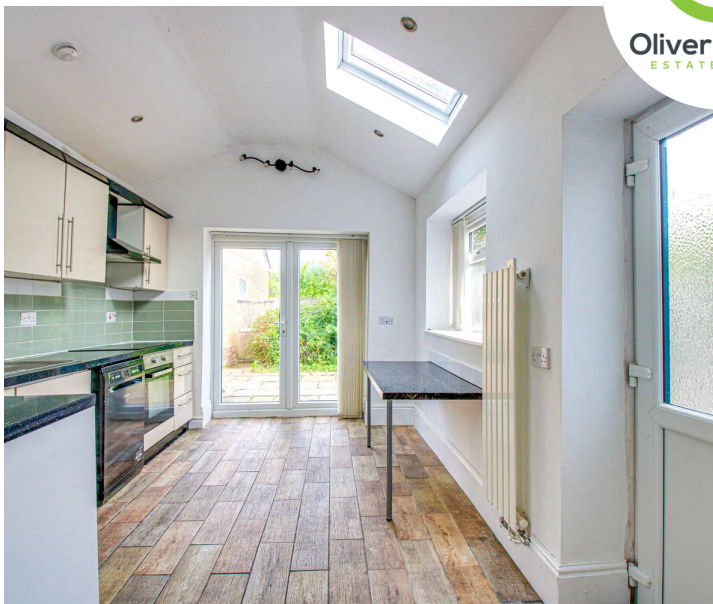


Oliver James
ESTATE AGENT



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Manchester Road, Rixton
Offers in Region of **£290,000**



545 Manchester Road

Rixton, Warrington

Charming 2-bed semi-detached cottage with rustic accents. Features 2 reception rooms, 2 bathrooms, and a stunning extended kitchen. Expansive garden with development potential. No chain, serene location near amenities and nature spots. Ideal escape in tranquil setting. Council Tax band: TBD

Tenure: Freehold

- Two Bedroom Cottage Semi
- Wooden Beams to ceilings
- Two Reception Rooms
- Two Bathrooms
- Stunning Extended Kitchen with plenty of natural light
- Large section of garden with an area linking through to St Helens Close ready for development (subject to consent)
- No Chain
- Semi Rural Location
- Located near to Warburton Bridge, Glazebrook and The Black Swan





Hallway

Front facing upvc door and storage cupboard.

Lounge

12' 6" x 13' 1" (3.80m x 4.00m)

Front facing upvc bow window, wooden beams to ceiling, understairs storage and radiator.

Dining Room

7' 7" x 13' 1" (2.30m x 4.00m)

Rear facing upvc window, wooden beams to ceiling and radiator.

Kitchen

12' 10" x 9' 6" (3.90m x 2.90m)

Skylight, two side facing upvc windows, side facing upvc door, rear facing upvc french doors, fitted range of base and wall units, breakfast bar, tiled flooring and modern radiator.

Downstairs Shower

2' 7" x 7' 7" (0.80m x 2.30m)

Side facing upvc window, shower, wc, vanity sink and radiator.

Bedroom One

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

Front facing upvc window, two storage cupboards, loft access and radiator.

Bedroom Two

7' 3" x 7' 7" (2.20m x 2.30m)

Rear facing upvc window, cupboard housing boiler and radiator.

Bathroom

4' 11" x 8' 6" (1.50m x 2.60m)

Rear facing upvc window, panel bath, vanity sink unit, wc and radiator.

GARDEN

Patio Area, Shed, Gate through to extra land waiting for further development. *right of access for bins





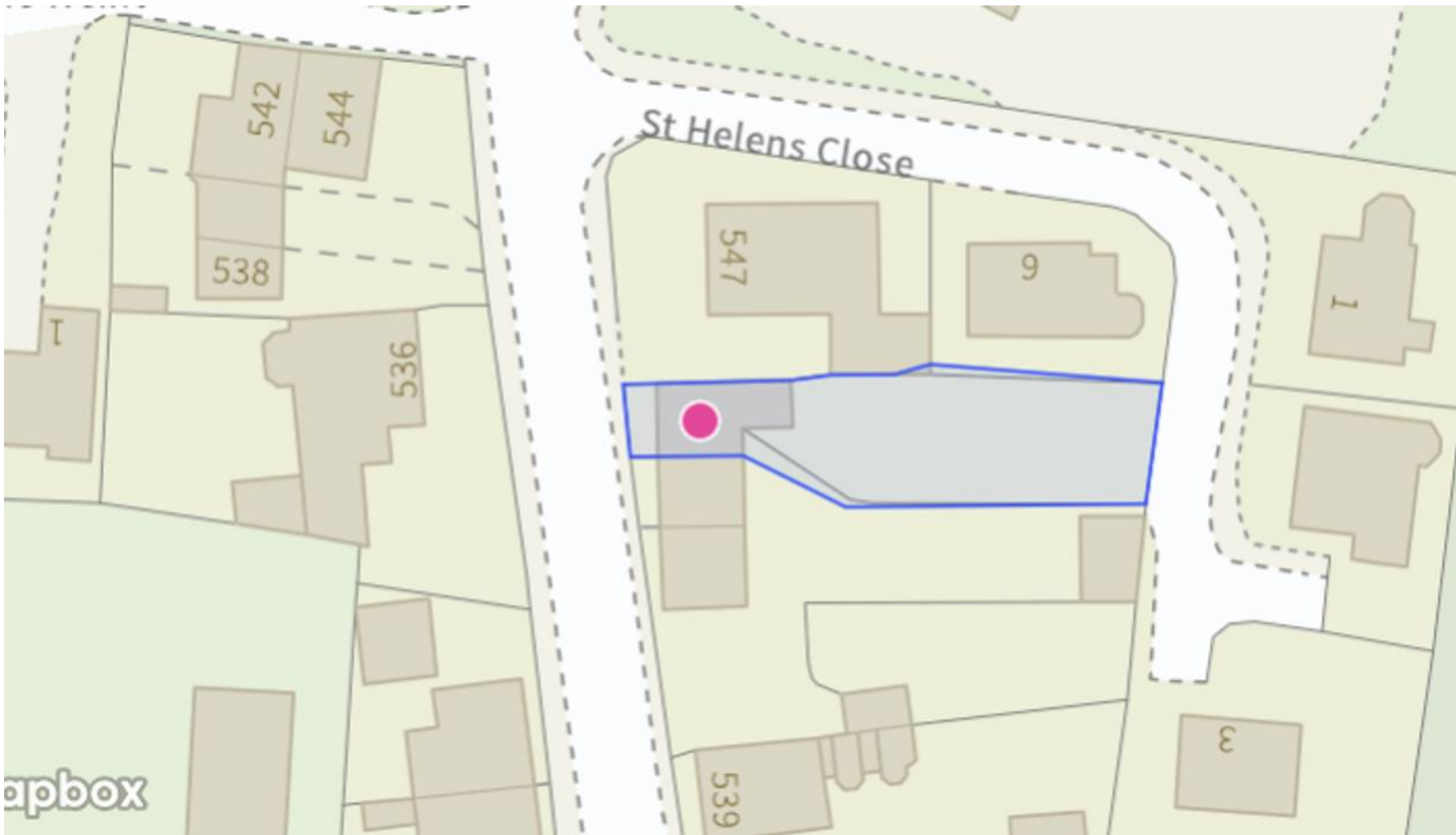
Total Area: 73.1 m² ... 787 ft²

All measurements are approximate and for display purposes only



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