



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2023
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER

SCAN ME

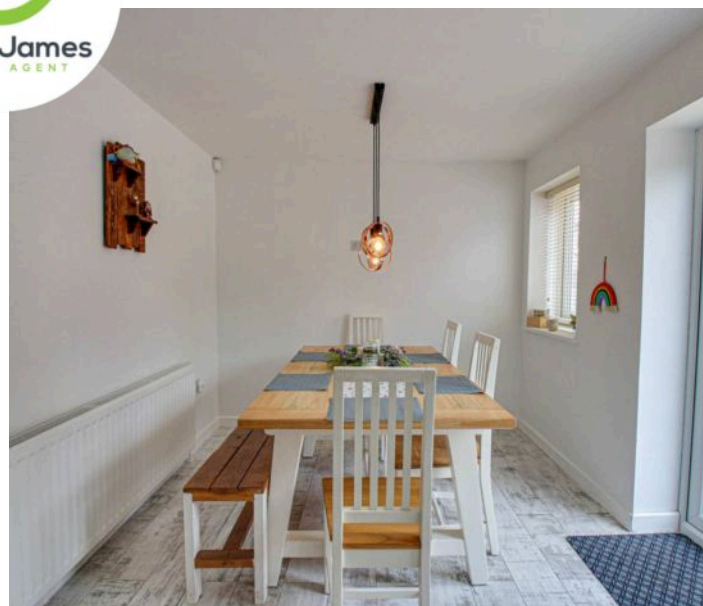


BOOK A VIEWING

 **Oliver James**
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Lime Close, Rixton

In Excess of **£300,000**



8 Lime Close

Rixton, Warrington

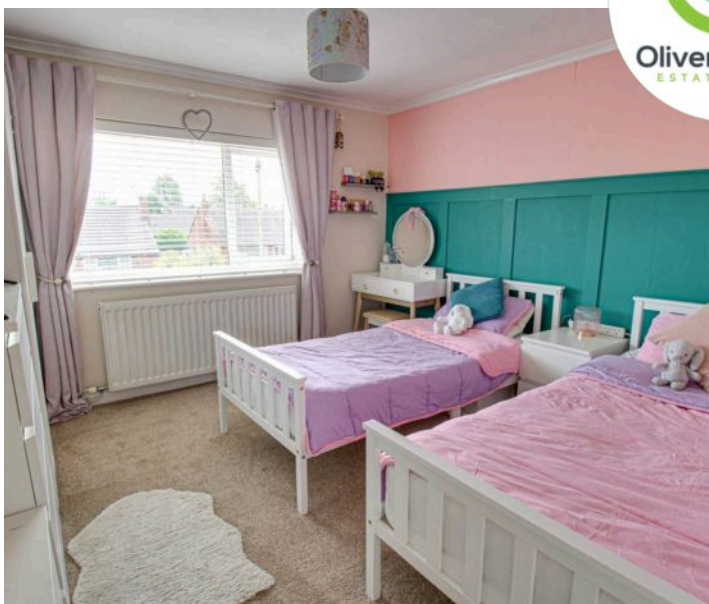
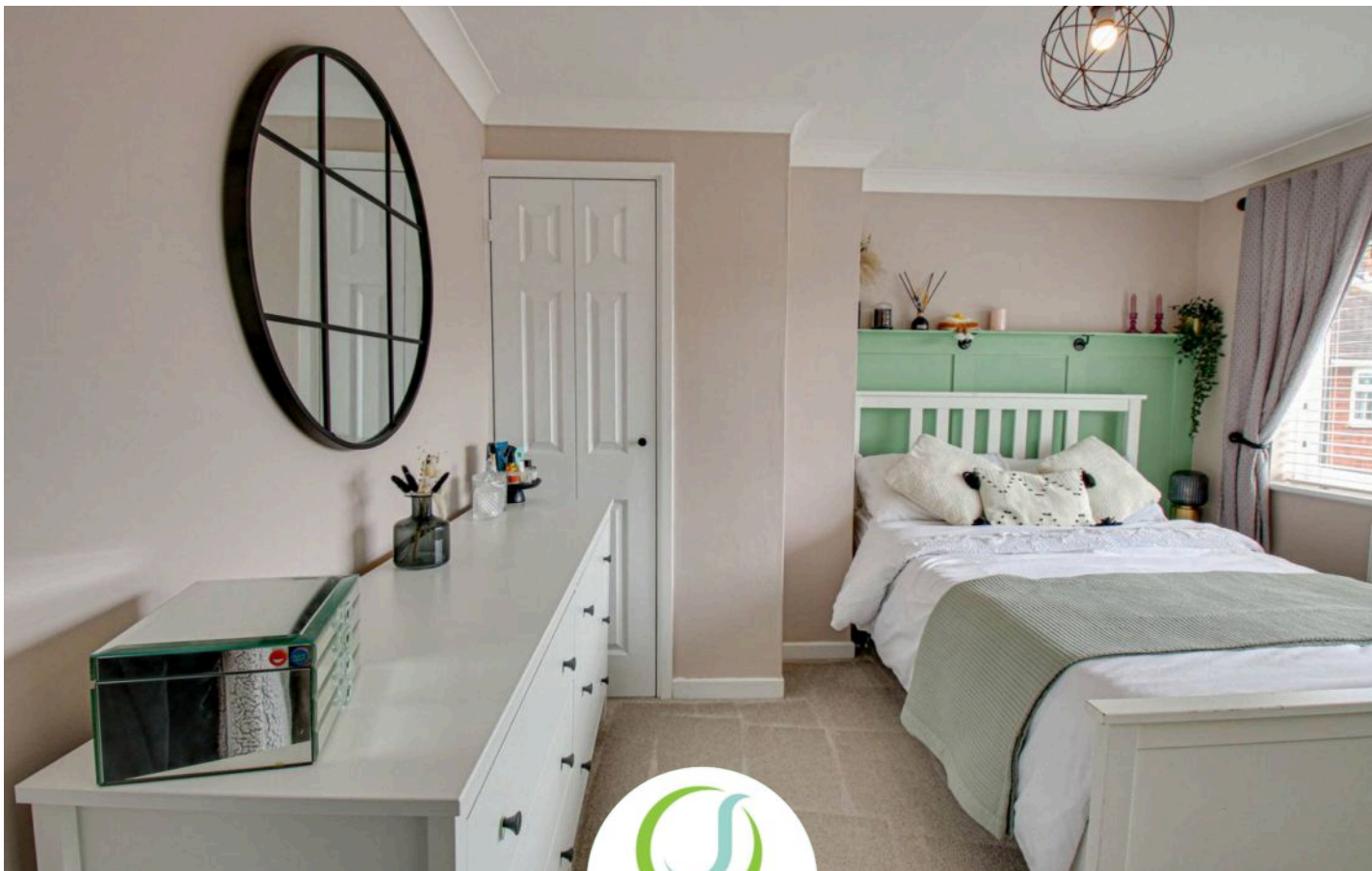
Beautifully appointed 3-bed semi-detached house with open plan kitchen, dining area, patio, lawn, ample natural light, modern bathroom, utility room, secure driveway, carport, front garden, rear garden with mature tree. Perfect for modern family living.

Council Tax band: B

Tenure: Freehold

- Extended Three Bedroom Semi
- Three Reception Rooms
- Beautiful Modern Traditional Styled Kitchen with Granite work surfaces
- Utility Room
- French doors from Kitchen Diner to garden making it ideal area for entertaining
- Two Double Bedrooms, One Single
- Large Driveway to Car Port
- Spacious lawn and patio
- Detached Work Room/Garage
- Ample natural light throughout





Hallway

Laminate flooring and radiator.

Lounge

11' 8" x 13' 2" (3.56m x 4.02m)

Front facing upvc window, acoustic slat wall panels and radiator.

Dining Room

9' 6" x 11' 6" (2.90m x 3.50m)

Front facing upvc window, wood panel to wall and radiator. *Currently being used as a bedroom

Kitchen Diner (Extension)

9' 1" x 16' 1" (2.78m x 4.90m)

Two rear facing upvc windows, upvc french doors, laminate flooring, fitted range of base and wall units and over work surface tiling.

Kitchen

7' 6" x 9' 9" (2.28m x 2.96m)

Base units, laminate flooring and understairs cupboard.

Utility Room

9' 1" x 4' 7" (2.78m x 1.39m)

Side facing upvc window, plumbed for washer, cupboard housing boiler and radiator.

Landing

Rear facing upvc window and loft access.

Bedroom One

11' 8" x 11' 0" (3.56m x 3.36m)

Front facing upvc window, storage cupboard, radiator and behind bed wood panel wall.

Bedroom Two

11' 5" x 11' 1" (3.49m x 3.38m)

Front facing upvc window, feature wood panel wall and radiator.

Bedroom Three

7' 6" x 7' 11" (2.28m x 2.42m)

Rear facing upvc window, over bulk head cupboard

GARDEN

Large patio seating area, spacious lawn, side access to storage building and shed. Outside water tap.

GARAGE

Single Garage

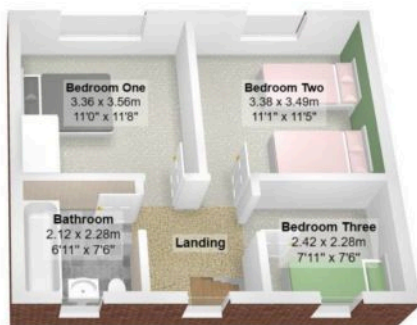
Storage Building with car port holds one car

DRIVEWAY

3 Parking Spaces

Paved driveway.





Total Area: 105.2 m² ... 1133 ft²

All measurements are approximate and for display purposes only



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EST 1992



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