



Oliver James
ESTATE AGENT



The Negotiator
Awards 2024
REGIONAL AGENCY
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NORTH EAST
& NORTH WEST
SILVER



 **Oliver James**
ESTATE AGENT

Manchester Road, Rixton
In Excess of **£475,000**



474 Manchester Road

Rixton, Warrington

Spacious and meticulously designed 5-bed semi-detached house in sought-after village location. Features include 2 family bathrooms, elegant interior, ample parking, detached garage, and tranquil garden. Freehold property with scenic views, perfect for families seeking comfort and natural beauty. Perfectly situated for easy access to surrounding areas.

Council Tax band: E

Tenure: Freehold

- Five Bedroom, Three Storey Semi Detached Home
- Two family Bathrooms and One En-Suite Bathroom
- Utility Room and Downstairs WC
- Stunning Karndean Flooring and Solid Wood Internal Doors
- Four Double Bedrooms with Fitted Wardrobes and units, One Single Bedroom
- Long driveway for several cars, leading to Detached Garage
- Private Garden with Lawn, Patio and Pebble seating areas.
- Open Aspect Scenic views from the front
- Freehold





Hallway

Large storage cupboard

Guest WC

6' 7" x 2' 7" (2.00m x 0.80m)

Low flush WC, hand wash basin and radiator.

Lounge

14' 5" x 16' 5" (4.40m x 5.00m)

Rear facing upvc window and upvc french doors, electric fireplace with modern surround and radiator.

Kitchen Diner

14' 1" x 9' 10" (4.30m x 3.00m)

Front and side facing upvc windows, fitted range of modern base and wall units, granite work surfaces, integral oven, microwave, fridge, freezer and four ring gas hob. Cupboard housing Worcester boiler (approx 3 years old), Solid wood internal door, bowl and a half sink unit and radiator.

Utility Room

7' 10" x 5' 7" (2.40m x 1.70m)

Side facing upvc window and door, base units, plumbed for washer and solid wood internal door.

Landing

Storage cupboard and radiator.

Bedroom Five

8' 10" x 5' 11" (2.70m x 1.80m)

Rear facing upvc window and radiator.

Bathroom

5' 7" x 9' 10" (1.70m x 3.00m)

Side facing upvc window, bath, wash basin, WC, tiled floor, part tiled walls and heated towel rail.

Bedroom Three

14' 1" x 9' 10" (4.30m x 3.00m)

Rear facing upvc window, fitted wardrobes and radiator.

Bedroom One

14' 1" x 9' 10" (4.30m x 3.00m)

GARDEN

Patio seating area, lawn, pebbles and flower borders.

GARAGE

Single Garage

Up/Over door, side door and light 2.6m x 5.2m

DRIVEWAY

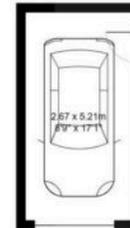
4 Parking Spaces





Total Area: 160.5 m² ... 1728 ft²

All measurements are approximate and for display purposes only



Total Area: 174.4 m² ... 1877 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

