



**Oliver James**  
ESTATE AGENT



The **Negotiator**

*Awards 2024*

**REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST**

**SILVER**

SCAN ME



BOOK A VIEWING

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**Chapel Lane, Rixton WA3 6HF**

Offers Over **£255,000**



## Chapel Lane

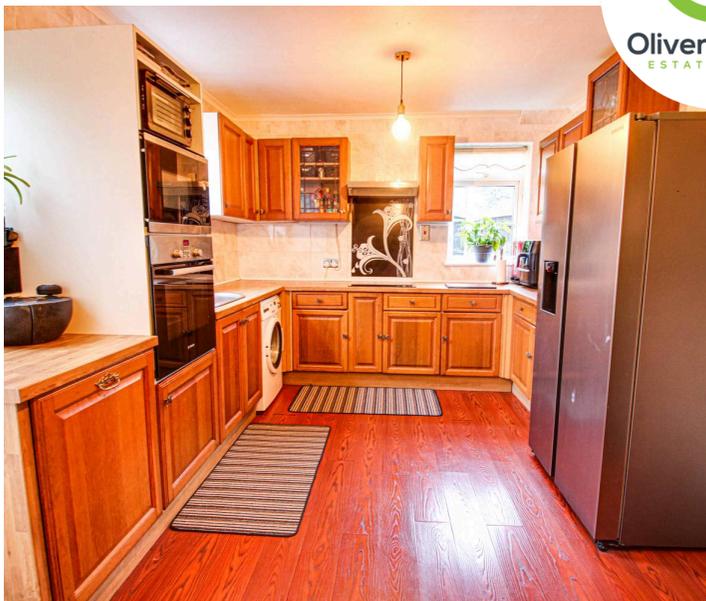
Rixton, Warrington

Charming semi-detached house in a semi-rural setting, 3 bedrooms, lean-to conservatory, spacious kitchen diner, quality bathroom, driveway, serene garden views. Ideal blend of tranquillity and convenience.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Lean to Conservatory
- Two Double Bedrooms/ One Single
- Quality Bathroom with His and Hers sinks
- Driveway
- Semi Rural Location





### Hallway

Laminate flooring

### Lounge

13' 9" x 12' 6" (4.20m x 3.80m)

Front facing upvc window, Log burner, economy 7 electric heater, ceiling fan light and under stairs cupboard

### Kitchen Diner

10' 2" x 15' 9" (3.10m x 4.80m)

Two rear and one side facing upvc window, fitted range of base and wall units, Bosch Oven and Microwave, four ring electric hob, over work surface tiling, two circular sinks, plumbed for washer and radiator.

### Lean to Conservatory

9' 6" x 7' 7" (2.90m x 2.30m)

Side facing upvc window and door, laminate flooring, light and power.

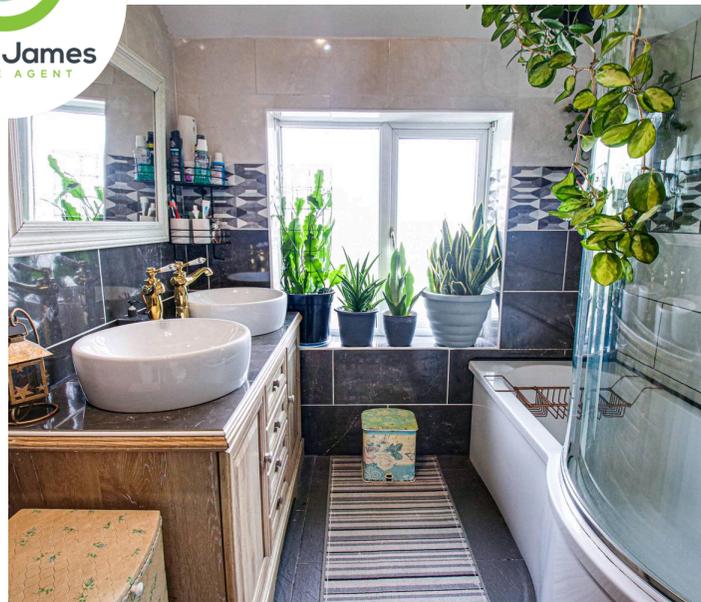
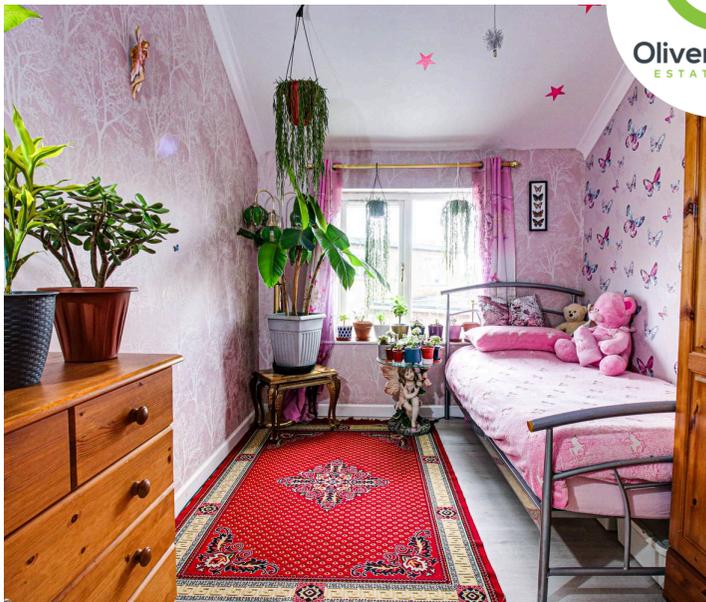
### WC

7' 3" x 6' 11" (2.20m x 2.10m)

Side facing upvc window, WC, vanity sink unit, tiled flooring and heated towel rail.



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### Landing

Side facing upvc window, laminate flooring and radiator.

### Bedroom One

12' 2" x 9' 6" (3.70m x 2.90m)

Front facing upvc window, ceiling fan light and radiator.

### Bedroom Two

12' 2" x 8' 2" (3.70m x 2.50m)

Rear facing upvc window, laminate flooring, loft access, cupboard and radiator.

### Bedroom Three

11' 2" x 8' 10" (3.40m x 2.70m)

Side facing upvc window, laminate flooring and radiator. Longest point measures 3.4m reducing to

## GARDEN

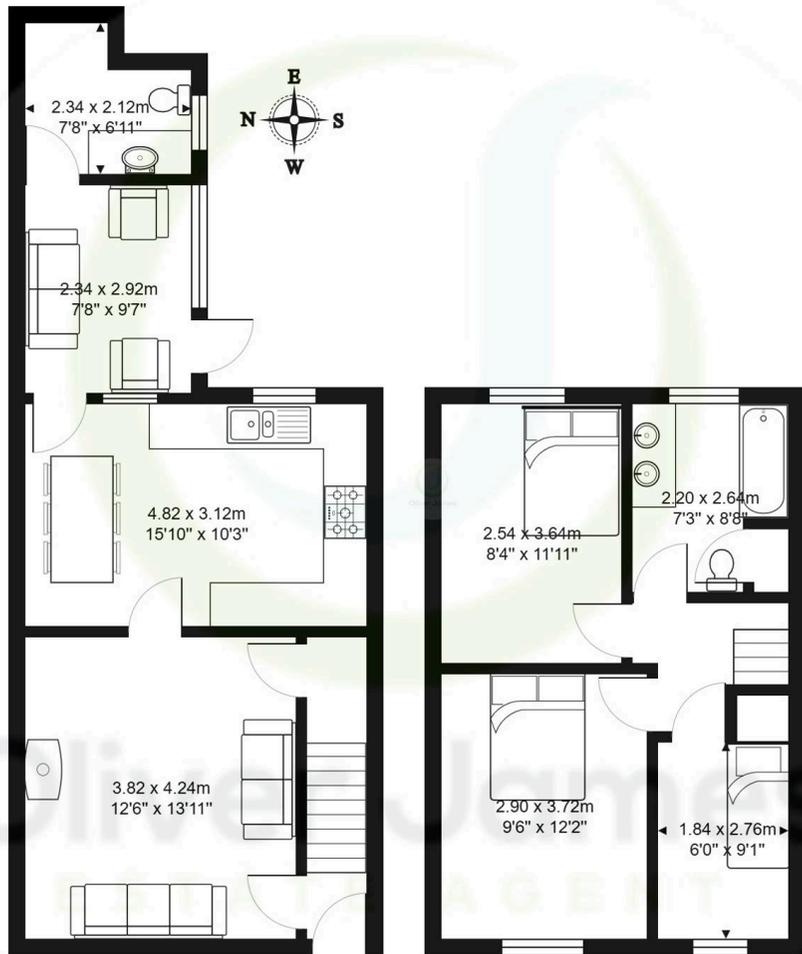
Patio garden with lean to shed.

## DRIVEWAY

3 Parking Spaces

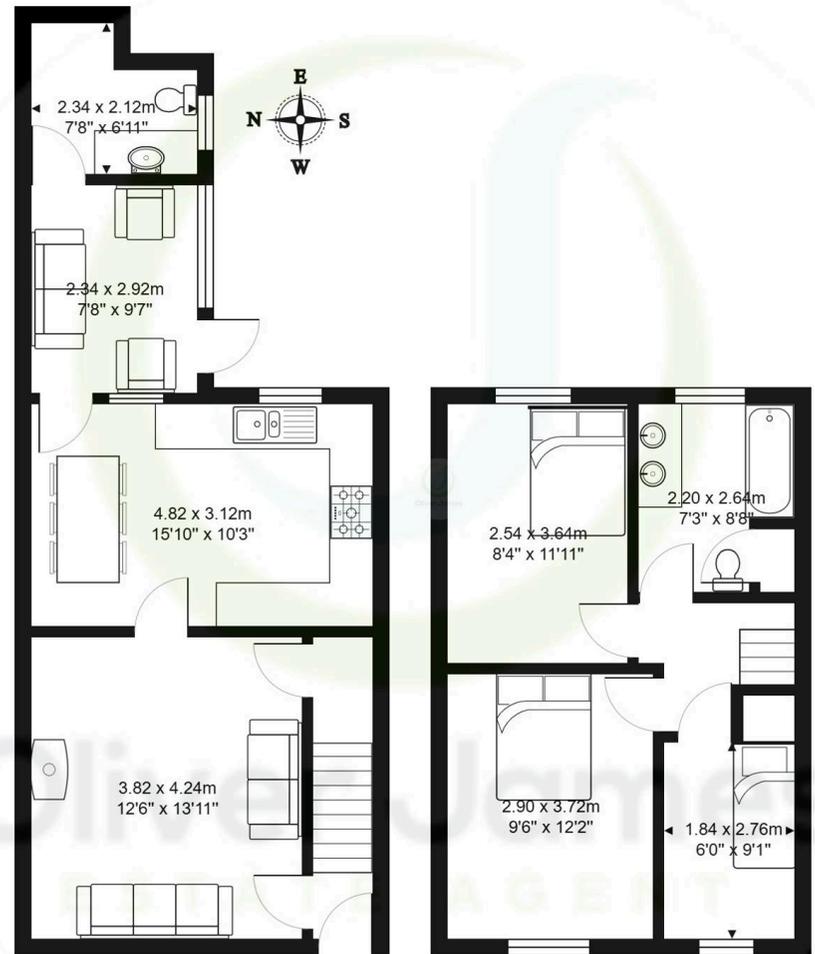
Front and side driveway area with iron gate.





Total Area: 84.9 m<sup>2</sup> ... 913 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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