



Oliver James
ESTATE AGENT



SCAN ME

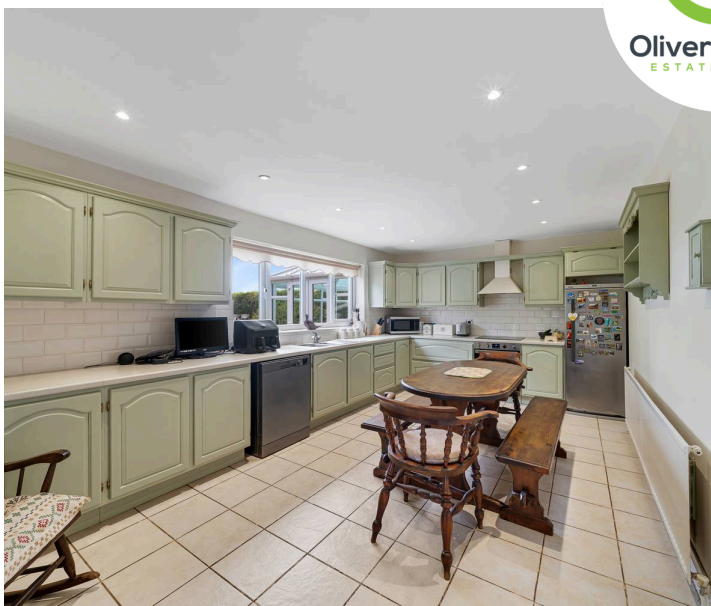


BOOK A VIEWING

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The Gables Holly Bush Lane, Rixton

In Excess of **£700,000**



The Gables Holly Bush Lane

Rixton, Warrington

The Gables is a unique 3-bed home with 3 reception rooms, countryside views, double garage, parking, and optional 2 acres of land. No onward chain. Viewing essential.

Council Tax band: TBD

Tenure: Freehold

- Crafted as a bespoke family home in 1982, The Gables offers open aspect views across the countryside in every direction. (117)
- A rare opportunity to extend your horizons further, with around 2 acres of additional land opposite available by separate negotiation
- Three reception rooms invite you to relax, entertain or unwind; including a conservatory to soak up the scenery year-round
- A well-appointed kitchen with adjoining utility and WC, designed for the rhythm of everyday family life
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Hallway

15' 5" x 9' 2" (4.70m x 2.80m)

Lounge

22' 0" x 12' 10" (6.70m x 3.90m)

Conservatory

12' 6" x 12' 6" (3.80m x 3.80m)

Dining Room

12' 10" x 10' 10" (3.90m x 3.30m)

Kitchen

18' 4" x 10' 10" (5.60m x 3.30m)

Utility

10' 2" x 7' 10" (3.10m x 2.40m)

WC

5' 7" x 2' 4" (1.70m x 0.70m)

Landing

Bedroom 1

15' 9" x 12' 10" (4.80m x 3.90m)

En Suite

12' 6" x 5' 11" (3.80m x 1.80m)

Bedroom 2

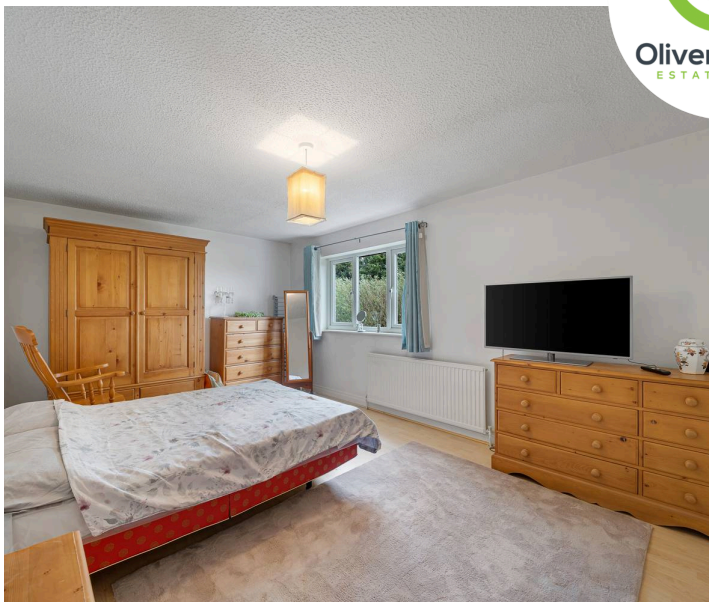
16' 1" x 10' 10" (4.90m x 3.30m)

Bedroom 3

12' 10" x 9' 2" (3.90m x 2.80m)

Bathroom

12' 10" x 10' 6" (3.90m x 3.20m)



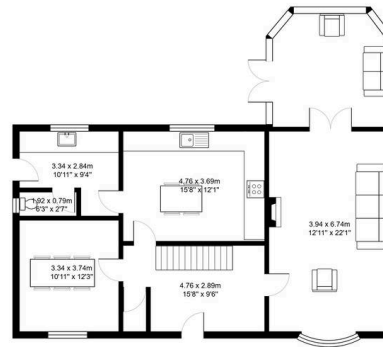
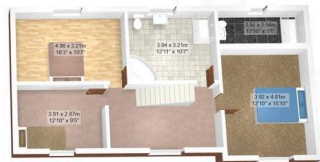
GARDEN

Off street

5 Parking Spaces

- Three generous bedrooms offer peaceful retreats, led by a striking master suite with its own private en-suite
- A sizeable beautifully finished family bathroom adds a touch of everyday luxury
- Double garage plus off-street parking for at least five spaces for cars, hobbies and countryside adventures alike
- Gardens that open onto uninterrupted rural views, made for long summer evenings and quiet mornings alike
- Offered with no onward chain, a rare, ready-to-move opportunity in a tranquil rural setting
- A true countryside sanctuary, close to local schools and transport links, blending peaceful seclusion with everyday convenience







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Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

