



Oliver James
ESTATE AGENT



The Negotiator

Amidst All

REAL ESTATE
IN YOUR LOCAL
COMMUNITY

SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Marsh Brook Close, Rixton
£295,000



3 Marsh Brook Close

Rixton, Warrington

Charming 3 bed mid-terrace in a village setting with 2 receptions, en suite, SW garden, garage, parking, loft storage, communal green, close to school, pub, shop, and open views.

Council Tax band: C

Tenure: Leasehold

- Three Bedroom Mid Terrace
- Two Reception Rooms
- Main Bedroom with En Suite
- Downstairs WC
- Boarded Loft with Ladder
- Private Garden with Lawn and Patio
- Semi Rural Location with Open Aspect Views off Marsh Brook Close
- Village and Community Feel with Community Shop, Black Swan and St Helens Primary School all nearby
- Parking to the rear





Hallway

Laminate flooring and radiator.

Guest WC

Front facing upvc double glazed window, low flush WC, hand wash basin and radiator.

Lounge

15' 1" x 9' 10" (4.59m x 3.00m)

Front facing upvc double glazed window, laminate flooring, coving and radiator.

Dining Room

10' 6" x 8' 6" (3.20m x 2.60m)

Rear facing upvc double glazed french doors, laminate flooring and radiator.

Kitchen

13' 9" x 8' 2" (4.20m x 2.50m)

Rear facing upvc double glazed window, fitted range of base and wall units, inset oven, four ring gas hob, bowl and half sink drainer unit, plumbed for washer, plumbed for dishwasher and under stairs cupboard.

Landing

Storage Cupboard and Radiator. Loft Access with Ladder, Boarded and Light.

Bedroom One

10' 10" x 9' 2" (3.30m x 2.80m)

Front facing upvc double glazed window and radiator.

En Suite

Three Piece suite comprising of cubicle shower, sink and low flush WC, tiled walls and floor and heated towel rail.

Bedroom Two

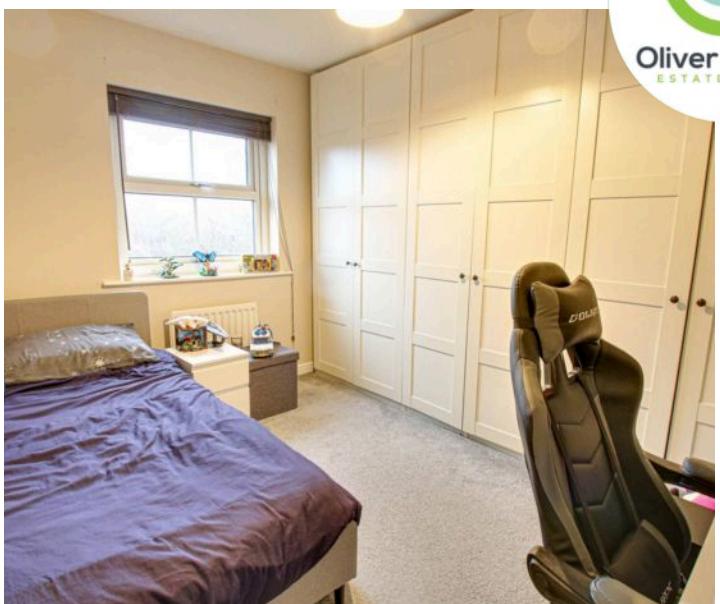
10' 6" x 9' 10" (3.20m x 3.00m)

Rear facing upvc double glazed window, fitted wardrobes and radiator.

Bedroom Three

7' 6" x 7' 6" (2.29m x 2.29m)

Rear facing upvc double glazed window and radiator.



GARDEN

South West Facing Lawn Garden with Patio Area. Garage with Drive in front. Communal Green Area for the developments use.





All measurements, designs and colours are approximate and for display purposes only

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