



Oliver James  
ESTATE AGENT

The Negotiator  
Awards 2024  
REGIONAL AGENCY  
OF THE YEAR  
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& NORTH WEST

SILVER

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**Claydon Gardens, Rixton**  
Offers in Region of £500,000



## 36 Claydon Gardens

Rixton, Warrington

Exceptional 4-bed, 2-bath detached home with modern kitchen, two reception rooms, ensuite, garage, large garden, patio, and driveway. Stylish, spacious, and perfect for family living or entertaining.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached Set on a Corner Plot
- Immaculate Condition throughout, with Media Wall to Lounge
- Stunning Navy Blue Kitchen with Marble Effect Granite Work Surfaces and Integrated Appliances Including warming drawer
- Orangery with Bi-fold doors to garden
- Utility Room with matching Navy Blue Units
- Downstairs WC and Access to Garage Store
- Main Bedroom with En Suite Bathroom
- Spacious private garden with pergola, patio and lawn areas
- Parking for family cars
- Attached garage for storage use only





### Lounge

14' 4" x 12' 5" (4.36m x 3.78m)

### Orangery

10' 11" x 8' 4" (3.32m x 2.54m)

### Kitchen Diner

8' 3" x 25' 1" (2.52m x 7.64m)

### Utility Room

2' 8" x 8' 2" (0.82m x 2.48m)

### Wc

6' 3" x 6' 0" (1.90m x 1.84m)

### Bedroom One

13' 8" x 12' 5" (4.16m x 3.78m)

### En Suite

5' 4" x 5' 5" (1.62m x 1.66m)

### Bedroom Two

8' 11" x 9' 7" (2.72m x 2.92m)

### Bedroom Three

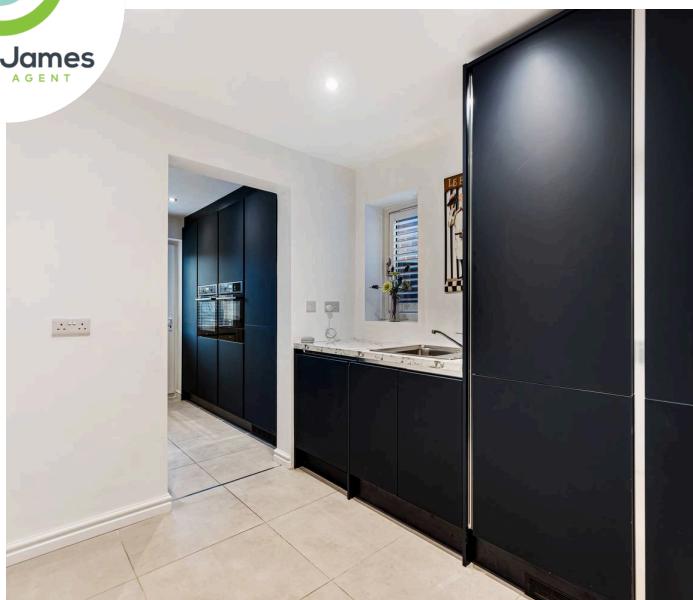
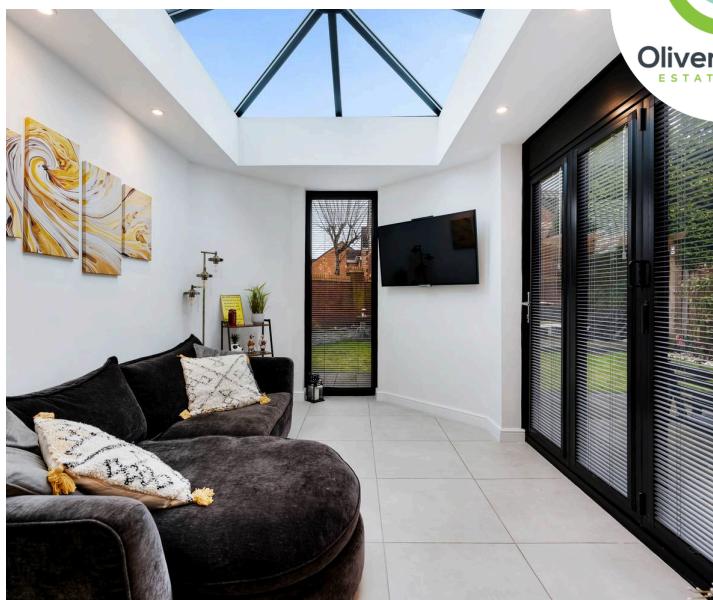
8' 11" x 8' 11" (2.72m x 2.72m)

### Bedroom Four

6' 8" x 8' 11" (2.04m x 2.72m)

### Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)



**GARDEN**

**GARDEN**

**DRIVEWAY**

3 Parking Spaces





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Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Oliver James

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