



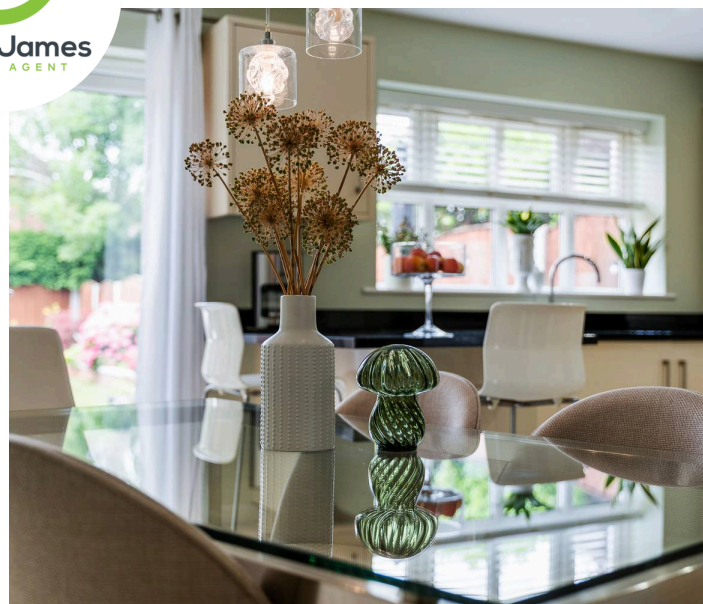
Oliver James
ESTATE AGENT

SCAN ME



BOOK A VIEWING

Manchester Road, Rixton
£440,000



478 Manchester Road

Rixton, Warrington

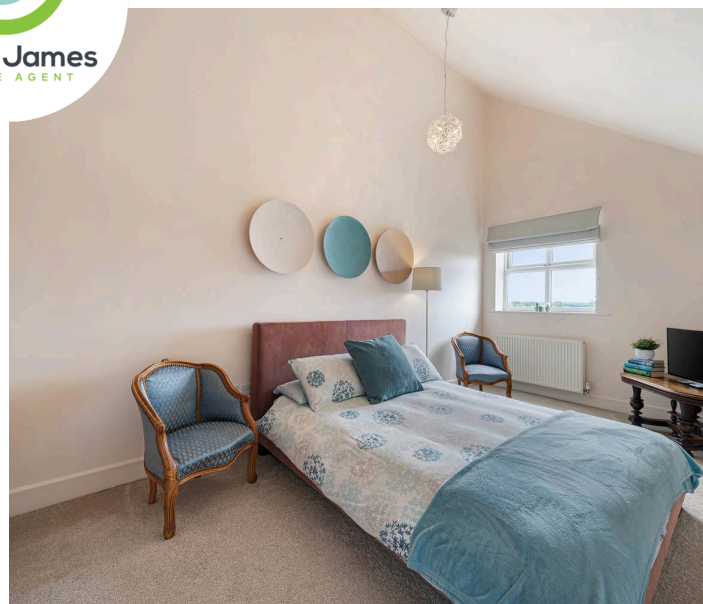
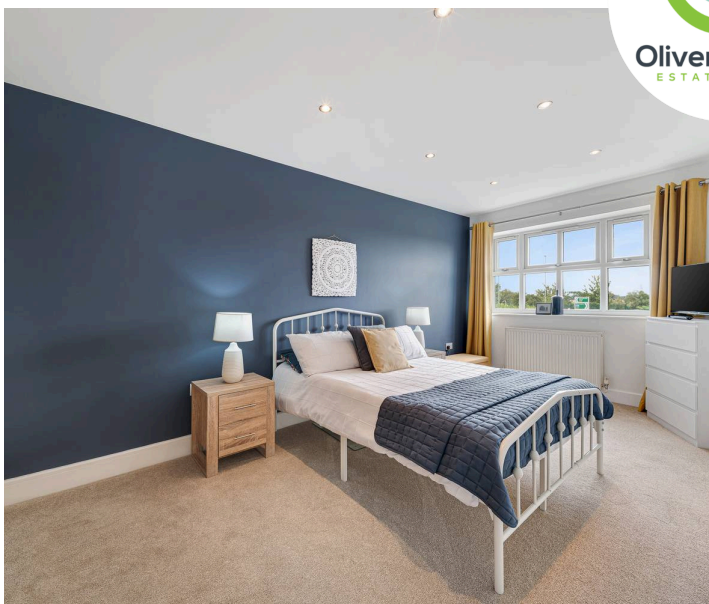
Stylish four bedroom mews over three floors with spacious living, modern kitchen, three bathrooms, private garden, garage, driveway and excellent transport links in a desirable semi rural location.

Council Tax band: TBD

Tenure: Freehold

- Four Bedroom, Three Storey Home
- Three Bathrooms
- Spacious Lounge with two large windows allowing plenty of natural light through
- Kitchen, Dining and Morning Room all open plan
- Utility Room
- Guest WC
- Built-in wardrobes and ample storage
- Contemporary wooden staircase with glass balustrade
- Integrated garage
- Semi Rural Location with excellent transport links to Warrington, Warburton Bridge, Glazebrook, Urmston, Irlam and The Trafford Centre.





Hallway

Composite front door, tiled flooring, airing cupboard and radiator.

Guest WC

7' 7" x 3' 3" (2.30m x 1.00m)

Front facing upvc window, low flush wc, wash basin, tiled flooring and radiator.

Kitchen Diner

18' 4" x 19' 0" (5.60m x 5.80m)

Rear facing upvc window and french doors, fitted range of base and wall units, granite work surfaces, integral fridge, freezer, Bosch Oven, Four ring gas hob, Bosch Dishwasher and Microwave. Tiled flooring, cupboard housing boiler approx 6 years old, and storage cupboard.

Utility Room

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

Base units with stainless steel sink, plumbed for washer, tiled flooring and radiator.

Landing

Lounge

18' 4" x 15' 9" (5.60m x 4.80m)

Two rear facing upvc windows, storage cupboard and radiator.

Bathroom

9' 6" x 5' 11" (2.90m x 1.80m)

Tiled panel bath with over bath shower, wc, wash basin, splash back tiling and heated towel rail

Bedroom Two

16' 5" x 8' 6" (5.00m x 2.60m)

Front facing upvc window, fitted wardrobes and radiator.

Bedroom Four

8' 2" x 10' 2" (2.50m x 3.10m)

Front facing upvc window, laminate flooring and radiator.

Landing**Bedroom One**

18' 8" x 14' 5" (5.70m x 4.40m)

Two Skylights, storage into eaves and radiator.

En Suite

7' 3" x 7' 3" (2.20m x 2.20m)

Skylight, cubicle shower, vanity sink unit and heated towel rail.

Bedroom Three

18' 8" x 8' 6" (5.70m x 2.60m)

Front facing upvc window, fitted wardrobes and radiator.

Bathroom

8' 6" x 6' 7" (2.60m x 2.00m)

Skylight, tiled panel bath with mixer tap, wc, wash basin and heated towel rail.

Front Garden

Lawn and Driveway

Rear Garden

Lawn, Patio, Power Points, Outside water tap and matured flower borders.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

2.7m x 5.4m

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Total Area: 180.5 m² ... 1942 ft²
 All measurements are approximate and for display purposes only



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