

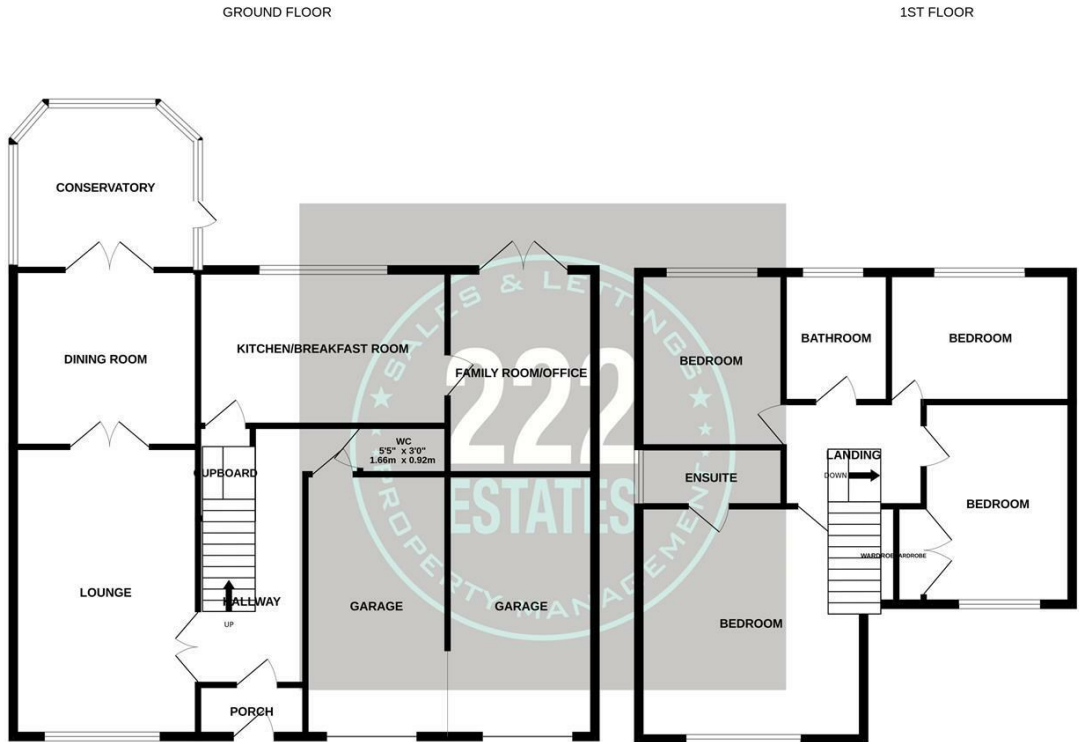


63 CLAYDON GARDENS RIXTON WARRINGTON, WA3 6FA

£520,000

Welcome to 63 Claydon Gardens, a stunning four bedroom detached house positioned in a cul de sac which is located in the desirable area of Rixton, Warrington. This property offers a spacious and comfortable living space, perfect for families or those looking for a peaceful retreat. Featuring 4 bedrooms, this home provides ample space for everyone. The master bedroom includes an ensuite bathroom, ensuring privacy and convenience. With a downstairs WC along with a family bathroom upstairs, there will never be a shortage of facilities for your family and guests. As you step inside, you will be greeted by a well-designed interior that combines modern elements with timeless charm. The living room offers a cosy atmosphere, perfect for relaxing or entertaining guests. This flows through double doors onto the dining area which in turn flows onto the well proportioned conservatory. The kitchen is a chef's dream, featuring high-quality appliances, ample storage space, and a sleek design. Whether you enjoy cooking for yourself or entertaining guests, this kitchen will exceed your expectations. Just off the kitchen there is another room currently being used as a home office. The whole interior of the property have been decorated and presented to a very high standard. The back garden is a true oasis, being part patio and part laid to lawn. The garden provides a bar with electric and beer pump - a great hit in the summer months! The surrounding woodland adds to the tranquillity and natural beauty of the property with a brook at the rear of the garden being such a great feature. The property boasts a double garage, providing secure parking or a large storage/utility area. This is a valuable feature, especially for those with multiple cars or a need for extra storage space. Located in a peaceful neighbourhood, this property offers a serene environment while still being conveniently close to local amenities.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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