



**DECLAN  
JAMES** ESTATE  
AGENTS



24 Claydon Gardens, Rixton, Warrington, Cheshire, WA3 6FA

**£550,000**





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A RECENTLY REFURBISHED DETACHED HOUSE SITUATED ON A POPULAR DEVELOPMENT IN SEMI RURAL LOCATION. Driveway leading to the attached garage. Entrance hall, cloakroom/wc, and lounge to the front with bay window and wood burning stove. The wow factor for this particular property is the large L shaped modern kitchen/dining/family room with french doors leading out into the landscaped garden. Upstairs there is a master bedroom with ensuite, three further double bedrooms and a family bathroom. The rear garden has been professionally landscaped with paved entertaining areas, lawn and borders. DONT MISS OUT ON THIS READY TO MOVE INTO EXECUTIVE DETACHED.



## Description



## Situation



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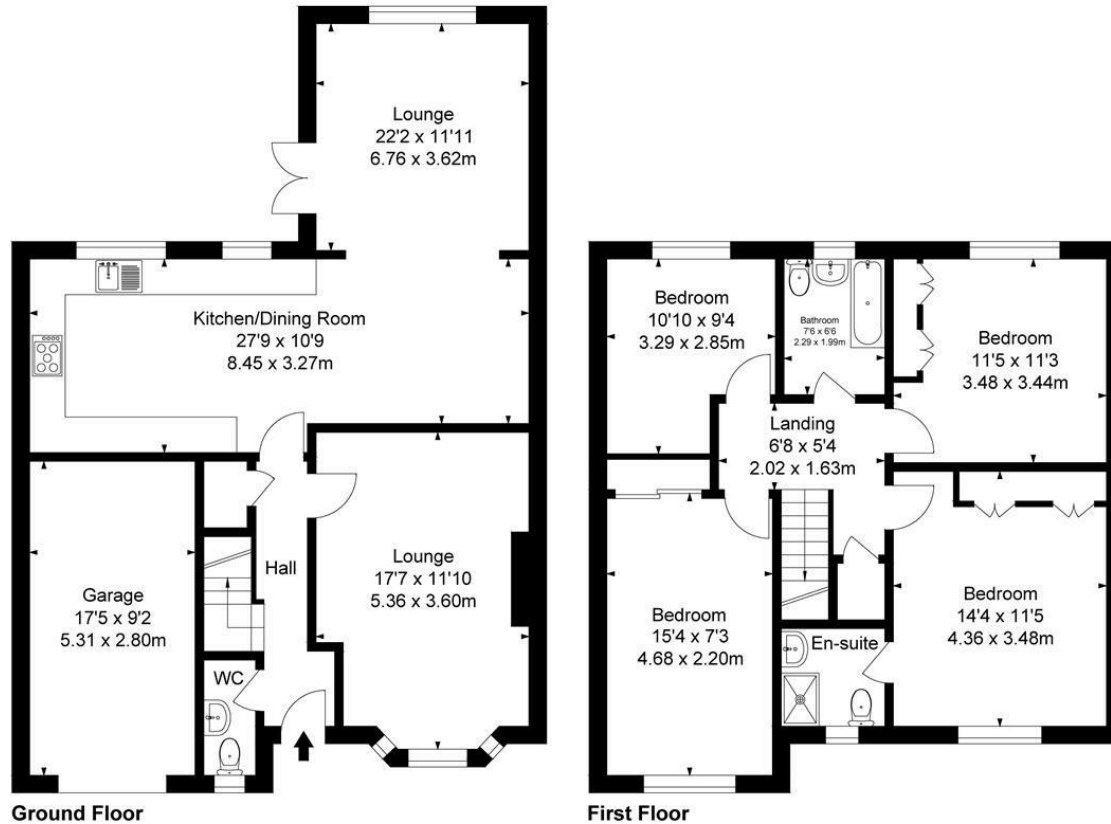
Council Tax Band: F

Available:

## Floor Plans

### Claydon Gardens, Rixton

Approximate Gross Internal Area :-  
 Ground Floor :- 84.92 sq m / 914 sq ft  
 First Floor :- 69.07 sq m / 743 sq ft  
 Total :- 153.99 sq m / 1658 sq ft

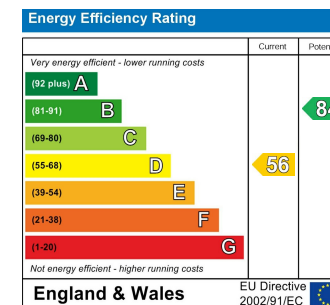


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph



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