



47 Birch Road, Rixton

Offers Over £375,000

Miller Metcalfe
Every step of the way

47 Birch Road

Rixton, Warrington

****MOVE IN CONDITION GREAT LOCATION ****

The property briefly comprises a welcoming entrance hallway with beautiful wooden flooring running throughout the ground floor. Modern fitted kitchen with a range of wall and base units, integrated fridge freezer, washing machine, dryer, gas hob, electric oven, and a useful corner pantry cupboard. A generous ground floor bedroom benefits from fitted wardrobes, while the spacious open-plan lounge/diner enjoys patio doors opening onto the rear garden. A convenient downstairs WC completes the ground floor accommodation.

To the first floor is the converted loft space, currently utilized as a stunning master bedroom with ensuite shower room comprising shower, WC, and wash basin, together with a walk-in wardrobe. Please note this conversion was completed to building regulations standards, although not signed off by building regulations.

Externally, the property benefits from a driveway providing off-road parking for up to three vehicles, a detached garage, and a private enclosed rear garden which is not directly overlooked. The low-maintenance garden is mainly patioed with bordered shrubs and long with being a real sun trap and great for summer night BBQs.

Council Tax band: C

Tenure: Leasehold

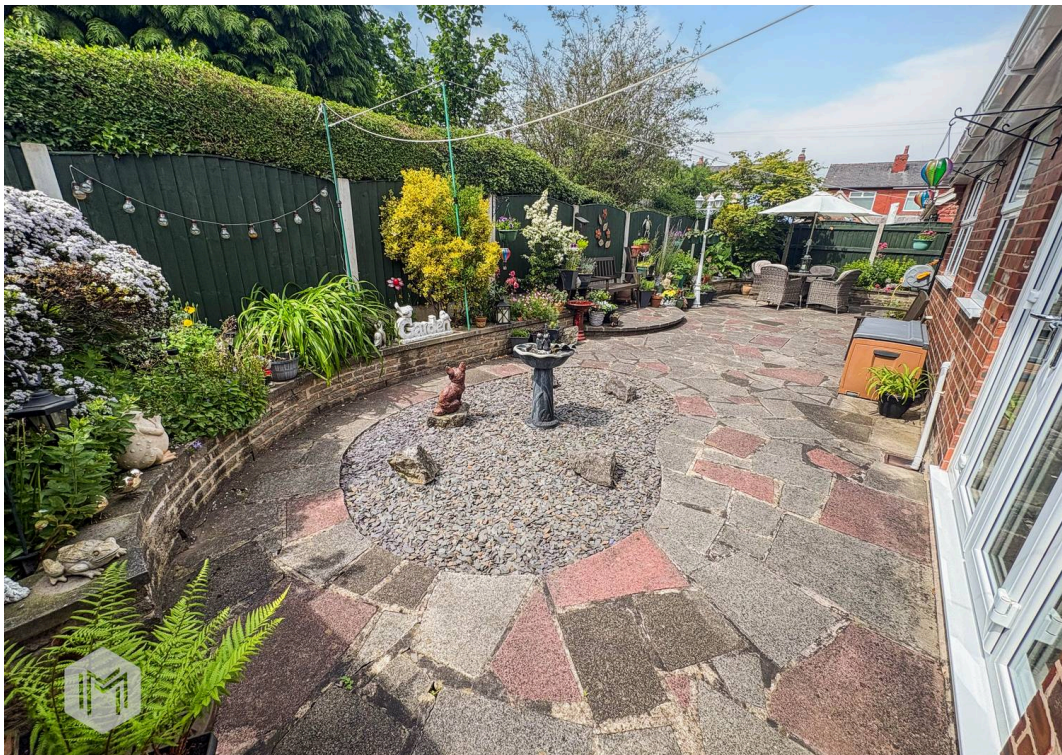
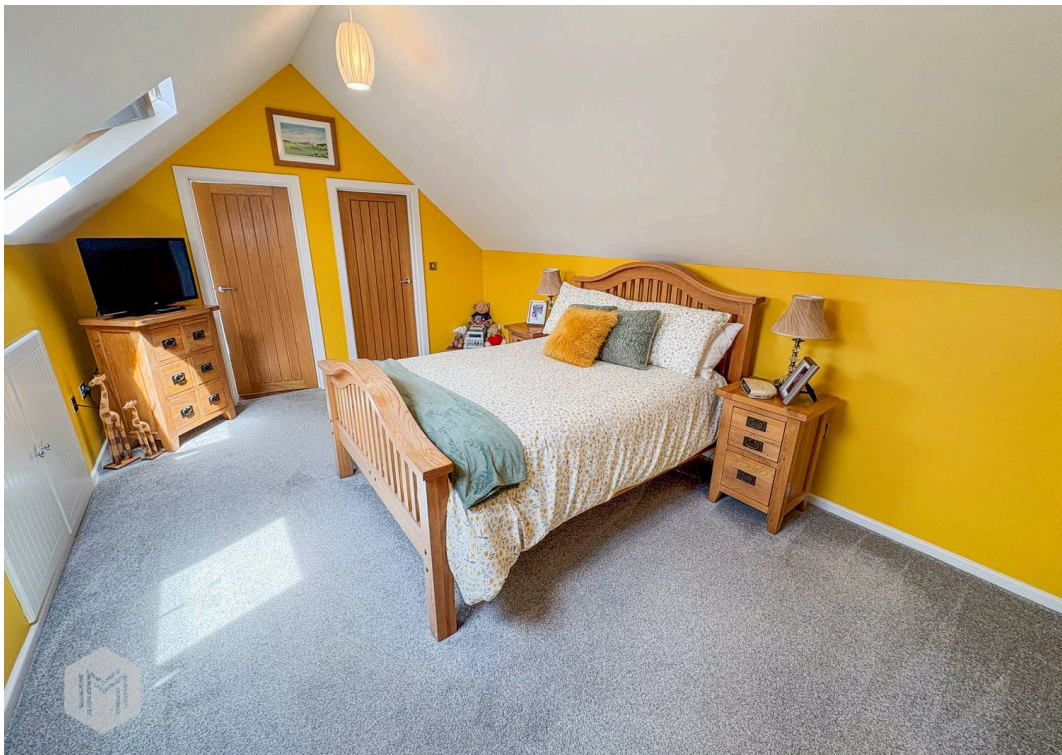
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









GROUND FLOOR



1ST FLOOR



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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