

236 Manchester Road, Rixton, Warrington, WA3 6EB

£440,000









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This attractive and stylish four-bedroom semi-detached home offers generous accommodation, a lovely garden outlook and a convenient location for getting around.
The property has a great deal to offer, with a reception room currently used as a playroom, but could also be a living room / snug or home office and a recently extended open plan kitchen diner which is finished to a lovely standard. and has a log burning fire.
The kitchen diner provides a fantastic space for family life and entertaining, while the rest of the accommodation offers plenty of room for a growing family. The property also benefits from a downstairs WC and a utility room.
There are four good-sized bedrooms and a modern family bathroom, complete with a walk-in shower and freestanding bath.
Outside, the rear garden is a real highlight, enjoying a lovely outlook towards Rixton Clay Pits. There is also a garden room with electricity and Wi-Fi, making it ideal for anyone working from home or looking for some extra space. A large driveway provides ample off-road parking.
The location is particularly convenient, with Lymm, Irlam and Warrington all within easy reach. There is excellent access to local public transport and the motorway network, making this a great option for commuters, while Rixton itself offers a friendly village setting with local pubs and amenities nearby.
A spacious and attractive home, offering a great combination of family living, outdoor space and convenience.

Description

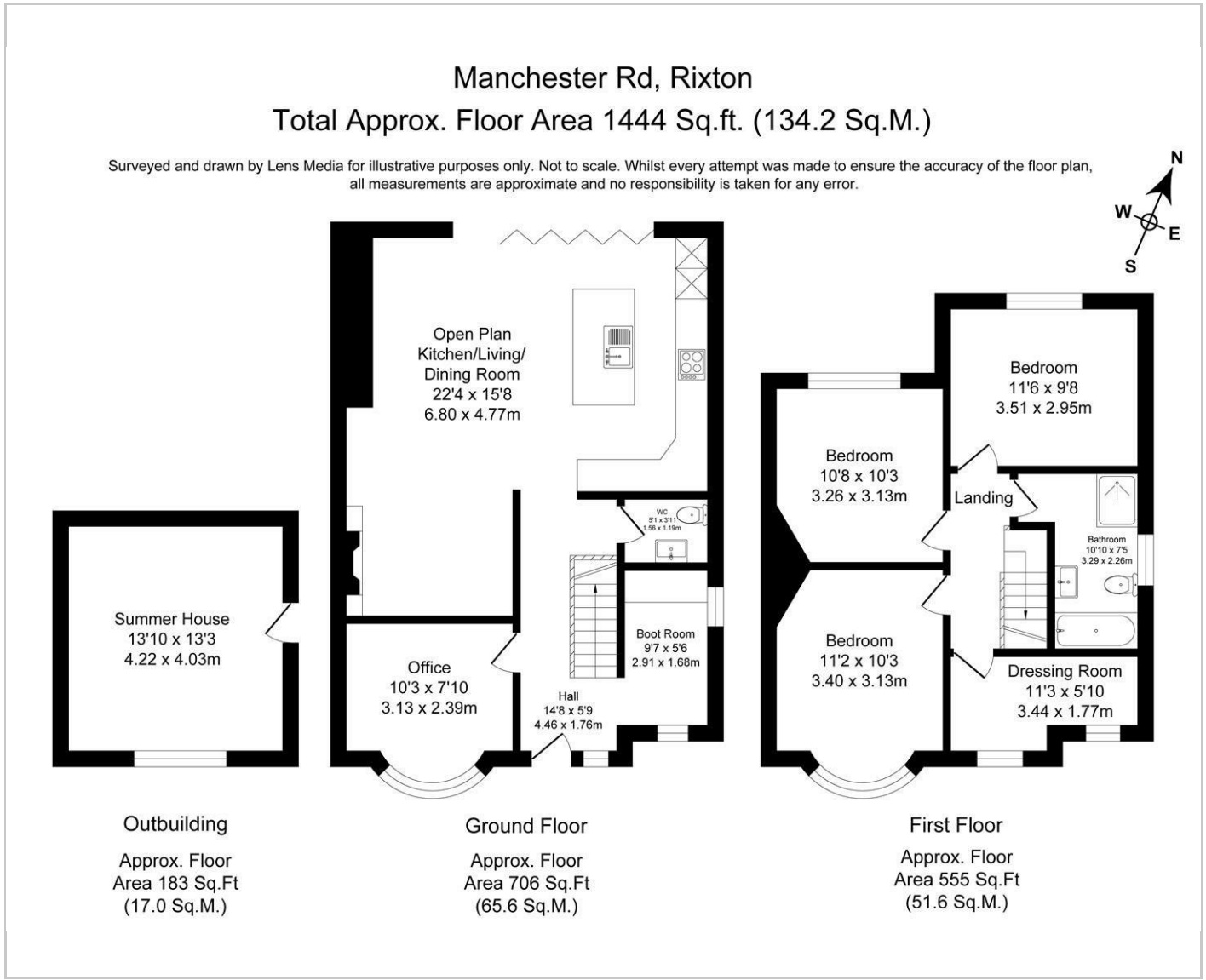




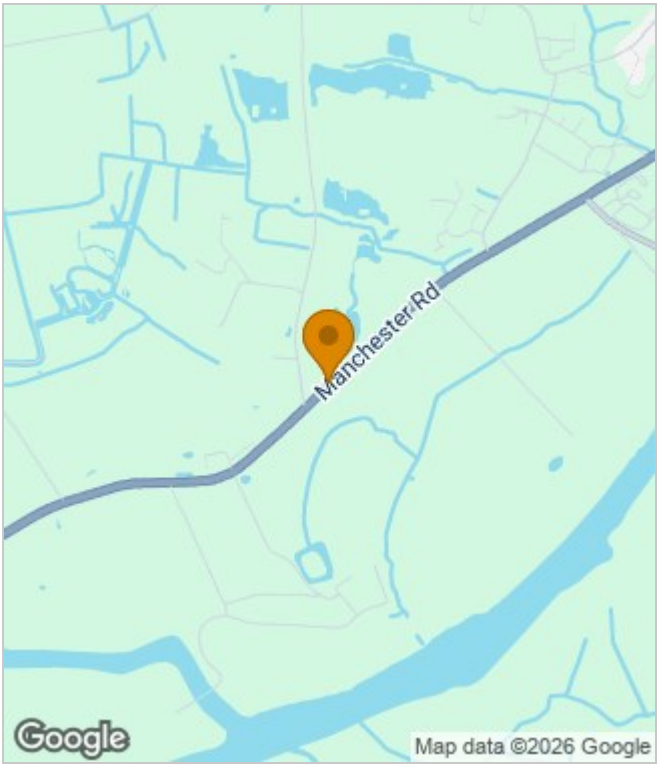


Council Tax Band:

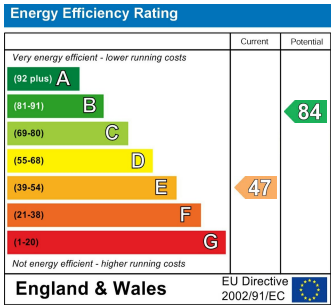
Floor Plans



Area Map



Energy Performance Graph



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