



67 Claydon Gardens, Rixton
Warrington

Guide Price £475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

67 Claydon Gardens

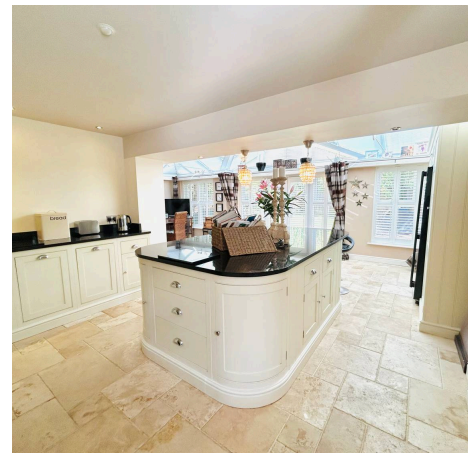
Rixton, Warrington

Presenting an exceptional four bedroom detached family home located in a quiet cul-de-sac setting adjacent to the nature reserve, thoughtfully designed to deliver both style and comfort in abundance. The heart of this residence is a substantial open plan kitchen complete with granite work surfaces, solid wood paintable kitchen cabinetry, travertine flooring and electric underfloor heating alongside fully integrated appliances combining to create a space that is both as functional as it is impressive, ideal for both everyday family living and entertaining and the spacious lounge flows seamlessly from the kitchen, offering an inviting setting for relaxation and connection.

Upstairs, the master bedroom boasts a well appointed en-suite shower room, three further generously sized bedrooms ensure ample accommodation for family members or guests or those needing a work from home office.

The property's also offers a private and secure garden with side gate access and an ample sized integrated single garage and to the front, additional off road parking enhances practicality for busy households.

Every detail has been carefully curated to support a modern lifestyle, from the high-quality finishes to the intelligent use of space throughout.



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Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football. Council Tax band: D

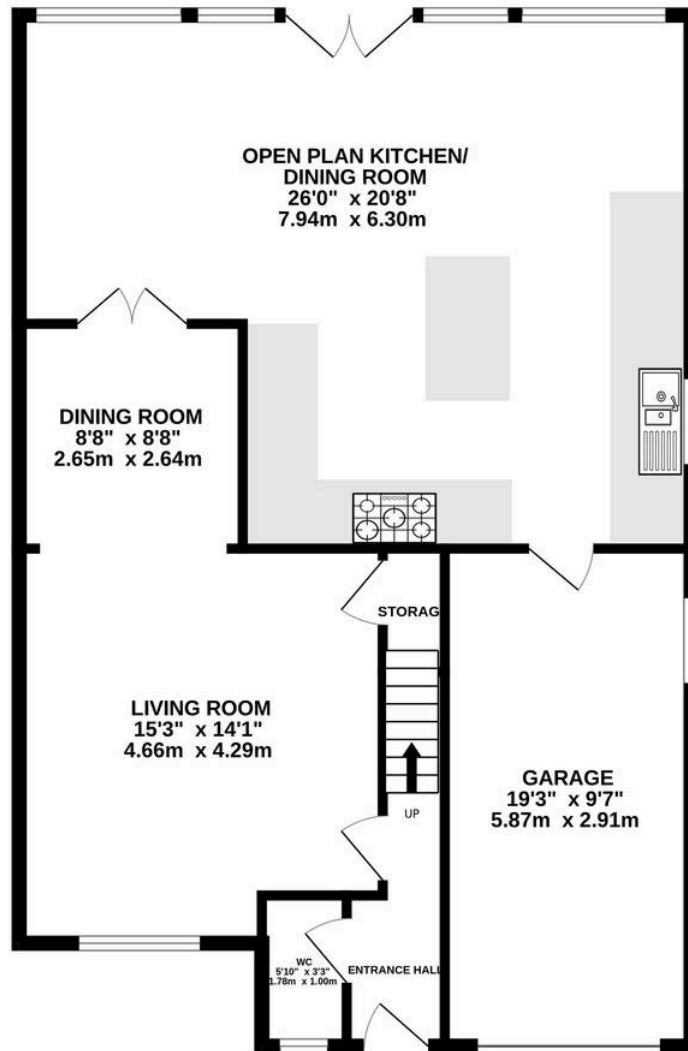
Tenure: Freehold

EPC Energy Efficiency Rating: C

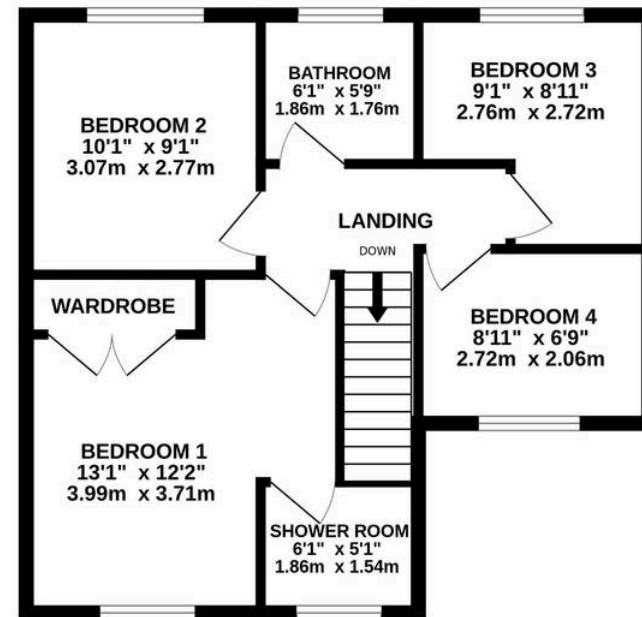
EPC Environmental Impact Rating:



GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

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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