



Rushton Close, Burtonwood, Cheshire, WA5 4HB



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Occupying A Truly Exceptional Position, Overlooking Open Farmland, A Superbly Appointed Four Bedroom Detached Family Home, Accessed Via A Private Gated Driveway Providing Ample Off Road Parking And A Real Sense Of Privacy And Exclusivity.

This Impressive Home Has Been Thoughtfully Enhanced To Create A Stunning Open Plan Kitchen/Dining/Sitting Room, Delivering Undoubted "Wow Factor" And Forming The Heart Of The Home - Perfect For Modern Family Living And Entertaining, With Views Over The Rear Gardens And Beyond. In Addition, There Is A Spacious Lounge And Well Proportioned Accommodation Throughout.

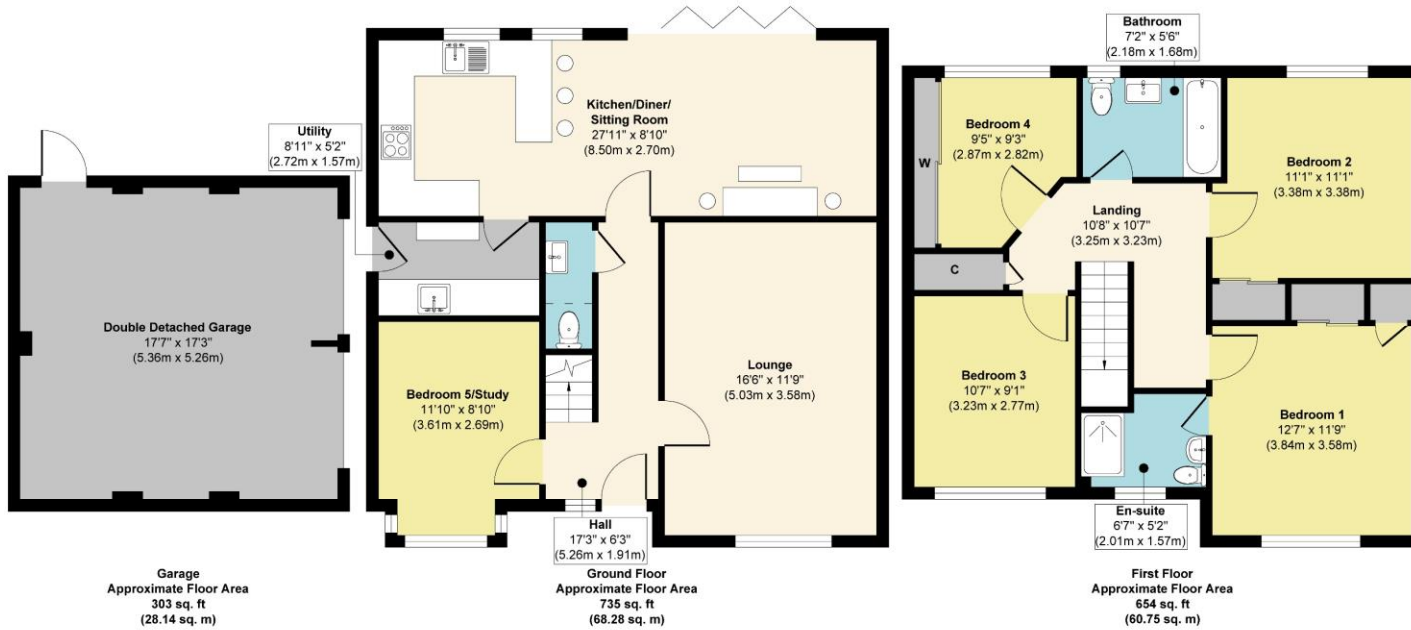
To The First Floor Are Four Generous Bedrooms, Including A Principal Bedroom With En-Suite Facilities, Alongside A Family Bathroom.

Externally, The Property Continues To Impress With Its Private Gated Entrance, Extensive Driveway Offering Plenty Of Parking, Detached Double Garage And A Contemporary Rear Garden Ideal For Entertaining.

Situated Within This Desirable Location, Close To Well Regarded Schools, Amenities And Excellent Transport Links, This Represents A Fantastic Opportunity To Acquire A High Quality Family Home In A Premium Setting.







Approx. Gross Internal Floor Area 1692 sq. ft / 157.17 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Rights/Restrictions: None

Flood Risk: None

Existing Planning Permissions: None

Conservation Area: No

Local Authority:

Warrington Borough Council

Council Tax:

Tax Band E

Tenure:

Leasehold

Network			Mobile Coverage		
Average Broadband Speed					
Package	Download Speed	Upload Speed	Provider	Voice	Data
Maximum	10000 Mbps	10000 Mbps	BT	🟢🟢🟢🟢	🟢🟢🟢🟢
Basic	2 Mbps	0.3 Mbps	BT	🟢🟢🟢🟢	🟢🟢🟢🟢
Superfast	80 Mbps	20 Mbps	O2	🟢🟢🟢🟢	🟢🟢🟢🟢
Ultrafast	10000 Mbps	10000 Mbps	O2	🟢🟢🟢🟢	🟢🟢🟢🟢

Data provided by Ofcom



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.