



BROOKSIDE FARM

RIXTON

WARRINGTON

WA3 6DU



Aerial Image for identification purposes.
Not to scale.



**BROOKSIDE FARM,
RIXTON, WARRINGTON,
WA3 6DU**

Warrington Town Centre - 4.6 miles

Manchester - 18 miles

Liverpool - 23 miles

Located on Manchester Road in the charming village of Rixton, Warrington, this stunning four-bedroom detached farmhouse offers a unique blend of traditional elegance and modern convenience. Set within an impressive 1.38 acres (ota), the property boasts ample outdoor space, perfect for families or those seeking a tranquil retreat.



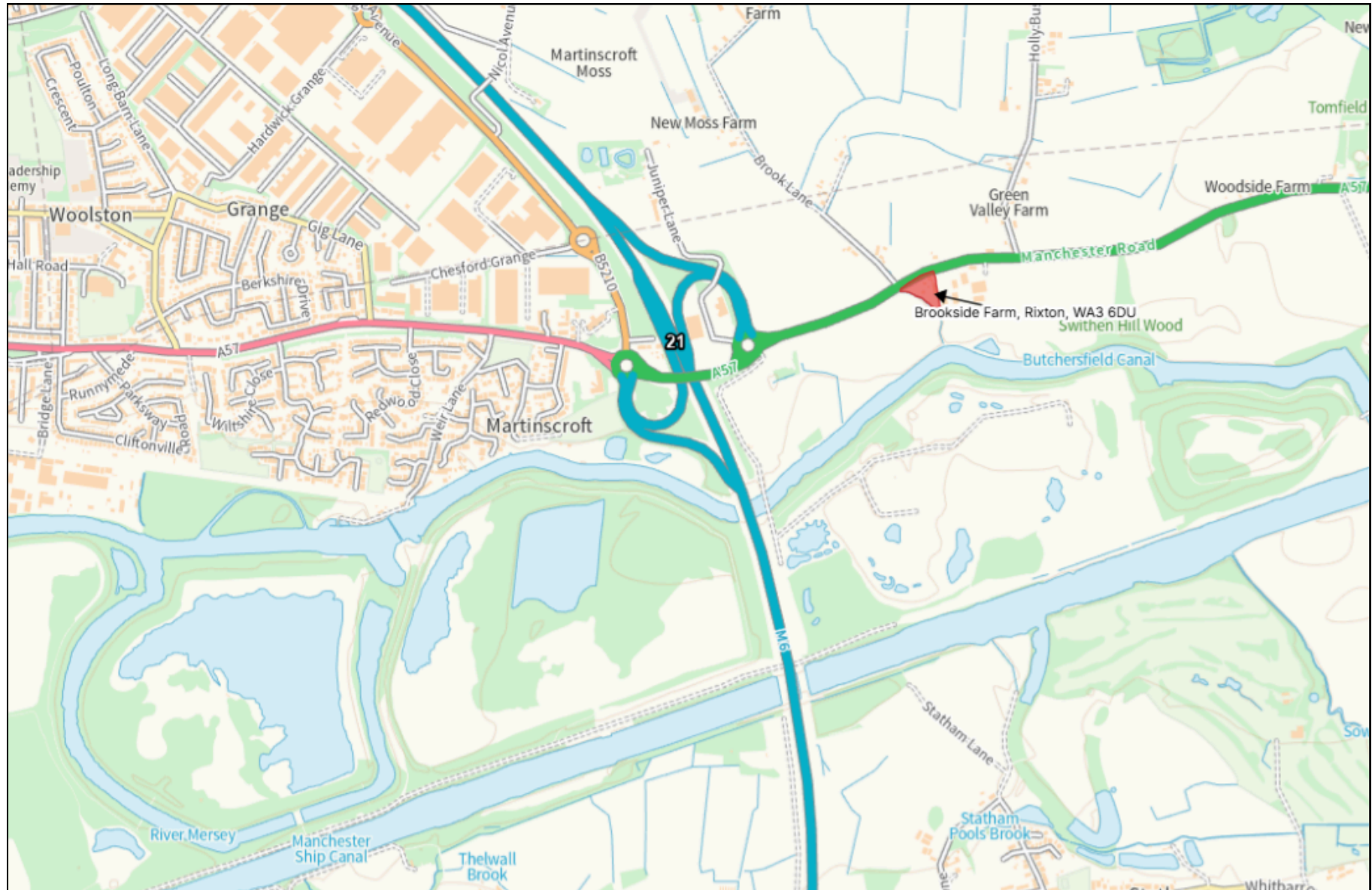
FOR SALE -

OFFERS OVER £1,250,000

LOCATION

The property is located in the semi-rural area of Rixton, Warrington, which benefits from good local amenities and transport connectivity. The M6 and M62 motorways are readily accessible, providing excellent links to Manchester, Liverpool and the wider motorway network.

A broader range of amenities can be found in Warrington town centre, approximately 4.6 miles from the property.



For identification purposes only. Not to scale.

Farmhouse



Upon entering, you are greeted by a beautiful hallway adorned with original tiled flooring, setting the tone for the character that flows throughout the home. The property features two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The modern fitted kitchen, complete with a utility room, provides a practical space for culinary pursuits, while the generous dining area is perfect for hosting dinner parties or family gatherings.

The farmhouse includes a large family bathroom and a convenient downstairs shower room, catering to the needs of a busy household.









Outbuildings



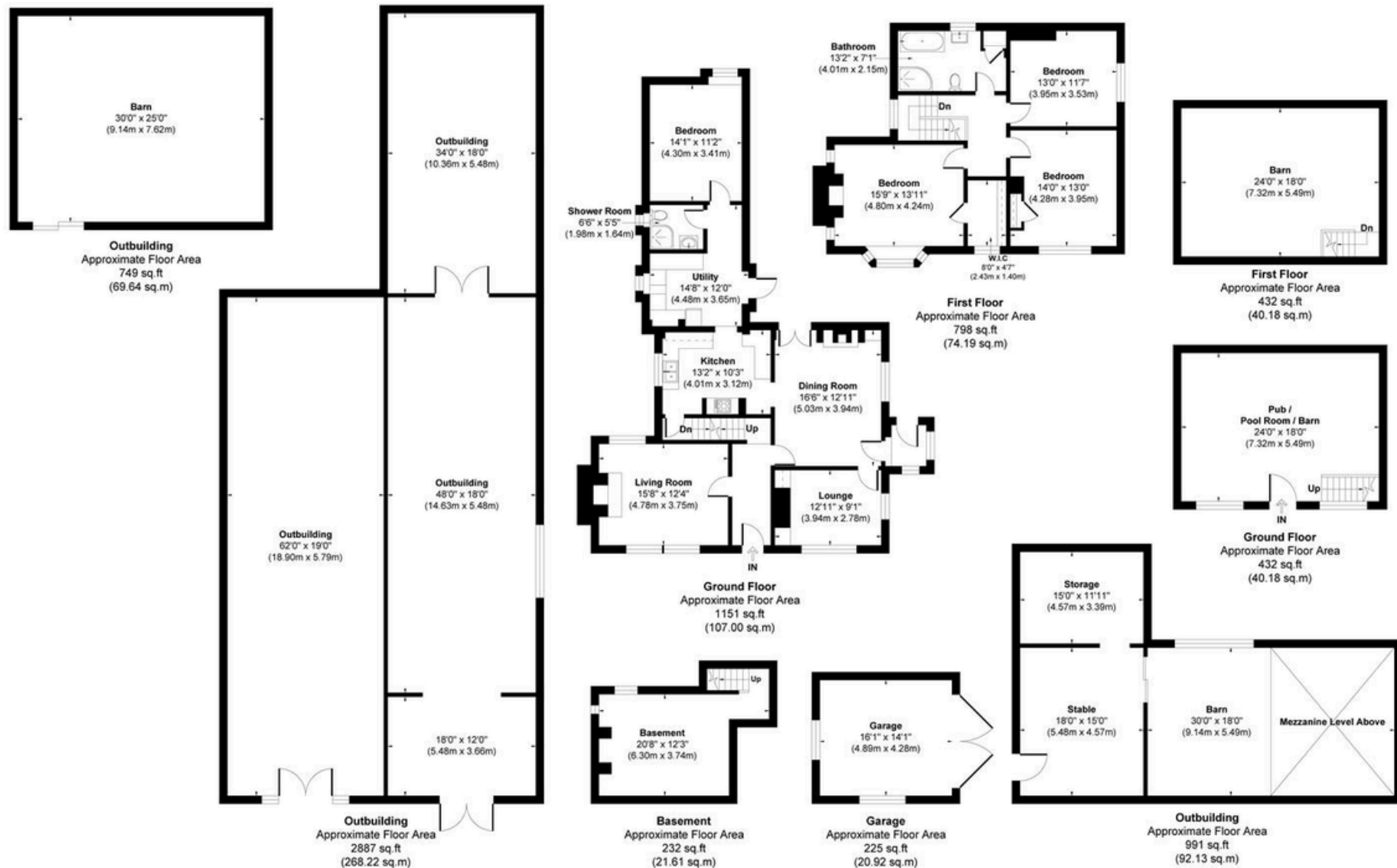
In addition to the main residence, the property boasts an array of outbuildings, presenting a fantastic opportunity for various uses, whether for storage, hobbies, or potential development. The location is particularly advantageous, being just a short distance from the M6, ensuring easy access to surrounding areas.

This delightful farmhouse is not just a home; it is a lifestyle choice, offering space, character, and potential in a picturesque setting. Whether you are looking to settle down in a peaceful village or seeking a property with diverse opportunities, this farmhouse is sure to impress.





Floor Plans



Approx. Gross Internal Floor Area 7897 sq. ft / 734.07 sq. m (Including Garage & Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

For identification purposes only. Not to scale.

Services

The Property we understand benefits from mains water, mains electricity, with drainage to a septic tank. Heating is via an oil fired system.

Flood Risk Zone

The Property is deemed to be within a low risk flood zone from the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Local Authority

Warrington Borough Council, East Annexe, Town Hall, Sankey Street, Warrington, WA1 1UH

Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cables, pylons and other easements, restrictions or obligations, whether or not the same are described in these particulars or the contract of sale.

Title & Tenure

The property is owned freehold. The HM Land Registry title is CH264189

Asbestos

Asbestos is understood to be present on the Property. No asbestos survey has been undertaken, and prospective purchasers are advised to make their own enquiries.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser’s ability to fund the purchase, solicitors contact details and two forms of identification.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. If you would like to arrange a viewing appointment please contact the office on 01942 242 636 or via email at info@fazakerleysharpe.co.uk

EPC

The EPC for the property is E43 (Cerificate Number: 2168-0117-3011-1511-1159).

Council Tax

The council tax band for the property is Band E for which the amount for 2026/27 is £2,980.67.

T Fazakerley & Son (t/a Fazakerley Sharpe) for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their our investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.



*Property, rooted in our heritage.
Established 1931*

The Old Bridge Club
38 Bridgeman Terrace
Wigan
WN1 1TT

info@fazakerleysharpe.co.uk
www.fazakerleysharpe.co.uk