



Cross Lane South, Risley Warrington, Cheshire

Detached Family Home • Five Bedrooms • Substantially Extended • Quiet Cul-De-Sac • Landscaped Garden • Private Driveway • Garage • Modern and Bright Kitchen • Great Motorway Links • Spacious Conservatory



Mark Antony
SALES & LETTING AGENTS



INTERNAL:

This beautifully presented five bedroom detached home offers generous living space, excellent curb appeal, and a wonderful setting within a quiet cul-de-sac. Ideally positioned the property perfectly balances peaceful surroundings with excellent connectivity, making it an ideal choice for modern family living. Upon entering the home, you are welcomed by a bright and spacious interior that has been thoughtfully maintained and is presented in move-in ready condition. The large lounge provides a comfortable and inviting space for relaxing family time, while the well-proportioned layout throughout ensures practicality and comfort for everyday life.

At the heart of the home is a modern kitchen and dining space, thoughtfully designed to combine style and practicality. The contemporary kitchen offers ample worktop and storage space, making it ideal for both everyday use and entertaining. A particular highlight of the home is the large conservatory, overlooking the beautifully landscaped rear garden.



Flooded with natural light and offering delightful views of the outdoor space, the conservatory provides a wonderful additional reception area that can be enjoyed throughout the year.

EXTERNAL:

Externally, the property continues to impress with its attractive frontage and strong curb appeal. A private driveway provides off-road parking and leads to the garage, offering additional storage or parking space. To the rear, the landscaped garden creates a wonderful outdoor environment for entertaining, family activities, or simply enjoying the surroundings. Combining generous living accommodation, appealing outdoor space, and a highly convenient yet peaceful location, this outstanding property presents a fantastic opportunity to acquire a truly desirable family home.



LOCATION:

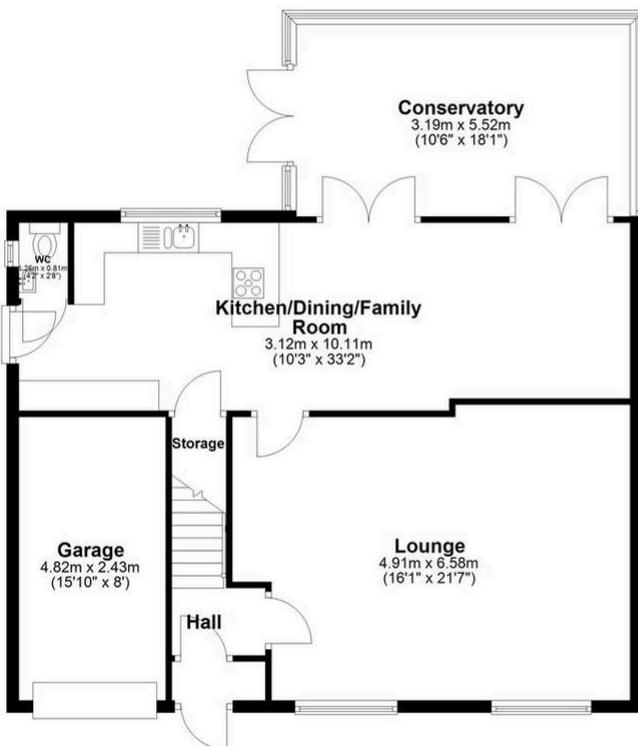
Conveniently located close to excellent transport links, Risley is a popular location north of Warrington Town Centre. Residents in the area have access to a great selection of amenities, including two supermarkets and a range of high street shops at Birchwood Shopping Centre. The area also benefits from a leisure centre and golf club. The suburb is home to a number of excellent primary and secondary schools and is also ideal for professionals who commute to neighbouring cities. Birchwood Train Station provides regular connections to Manchester and Liverpool and the motorway network is just a few minutes' drive away.

GENERAL INFORMATION:

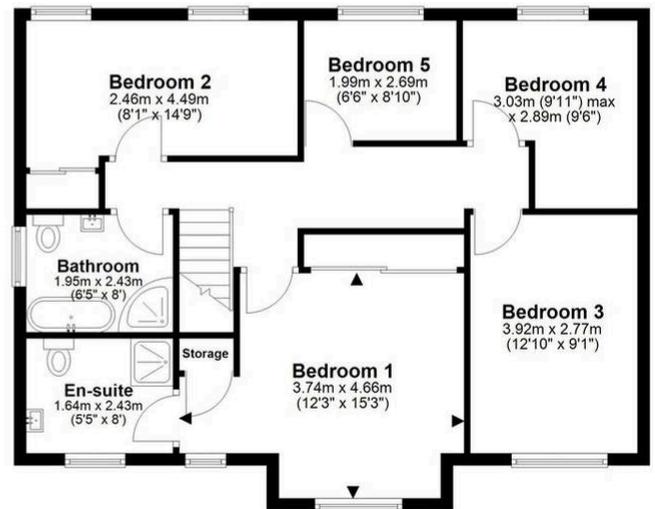
- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C



Ground Floor
Approx. 98.6 sq. metres (1061.4 sq. feet)



First Floor
Approx. 74.3 sq. metres (800.3 sq. feet)



Total area: approx. 173.0 sq. metres (1861.6 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.