



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2024
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BOOK A VIEWING

 **Oliver James**
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School Lane, Rixton
Offers in Region of **£375,000**



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61 School Lane

Rixton, Warrington

Modernised 2-bed detached bungalow in a semi rural spot near walking routes and amenities. Features luxury kitchen, log burner, garage, summerhouse, and garden views. Ready to move in.

Council Tax band: C

Tenure: Freehold

- Two Bedroom Detached Bungalow
- High Spec Finish and fully modernised home
- Added Morning Room off Bedroom ideal for Breakfast by the garden
- Log Burner
- Stunning Kitchen with Granite work surfaces and integral appliances
- Two Double Bedrooms
- Detached Garage
- Summerhouse in the garden
- Perfect garden area with lawn and patio.
- Semi rural location, close to walking, cycling routes, community run shop nearby as well as The Black Swan for perfect afternoon tea.





Hallway

Lounge

11' 10" x 11' 10" (3.60m x 3.60m)

Kitchen Diner

11' 10" x 11' 10" (3.60m x 3.60m)

Morning Room

9' 6" x 8' 2" (2.90m x 2.50m)

Bedroom One

12' 2" x 11' 10" (3.70m x 3.60m)

Bedroom Two

11' 10" x 11' 10" (3.60m x 3.60m)

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)



GARDEN

GARAGE

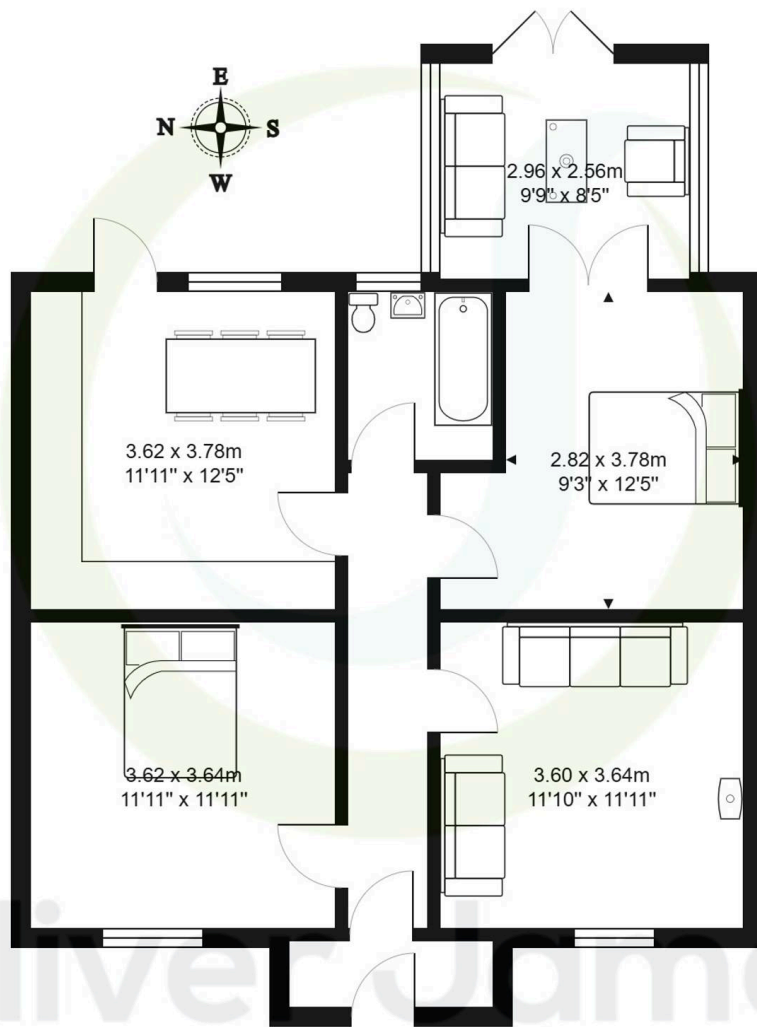
Single Garage

6.9m x 3.4m (Light and Power Points)

DRIVEWAY

2 Parking Spaces





Total Area: 74.6 m² ... 803 ft²

All measurements are approximate and for display purposes only

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