



Claydon Gardens
Rixton

Miller Metcalfe
Every step of the way

Claydon Gardens

Rixton

Detached



4



2

EPC Rating - D

*** Internal Viewing Essential - No Chain Involved - Breath-Taking Modern Detached Family Home with Well Proportioned Living Space, Splendid Over Average Sized Private Landscaped Gardens, Garage and Ample Parking and Situated Upon a Select Development within a Much Sought After Location ***

Situated upon a wonderful modern development of similar homes in the high favoured area of Rixton, this beautifully presented home offers well-proportioned and versatile living space that is ideally suited to modern lifestyles, all finished to the highest of standards and simply must be viewed in person to be fully appreciated.

The accommodation comprises an entrance hallway, cloakroom/wc, superb lounge, further dining room, substantial conservatory, a modern fitted kitchen with integrated appliances and a useful utility room to the ground floor. On the first floor a landing, four good sized bedrooms (master with a luxury three-piece en-suite shower room) plus a three-piece principal bathroom/wc can be found which completes the internal living space.

Outside the property is garden fronted with a double driveway and garage offering ample off-road parking. The rear landscaped garden is a joy to behold, being over average in size, private and not overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Rixton, Glazebury, Culcheth, Irlam and the surrounding areas has to offer and is well placed for renowned schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester City Centre, Warrington, Liverpool and across the Northwest.

Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain. As such, an early internal viewing is strongly advised to avoid disappointment.

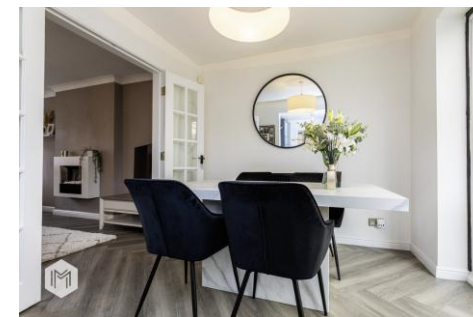
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Warrington - Band D - £2,171 Per Year

• FLOOD RISK
Very Low

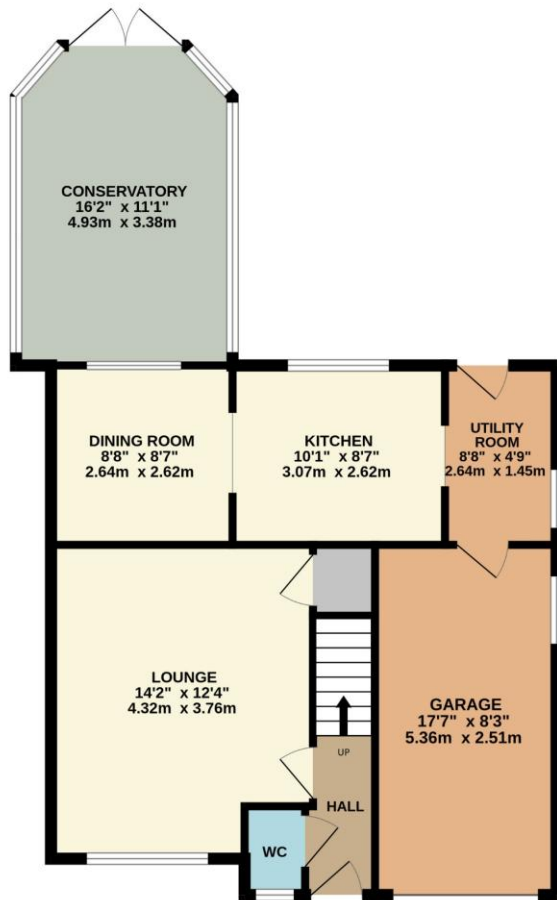
• BROADBAND
Basic - 2 Mbps
Superfast - 33 Mbps
Ultrafast - 1,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

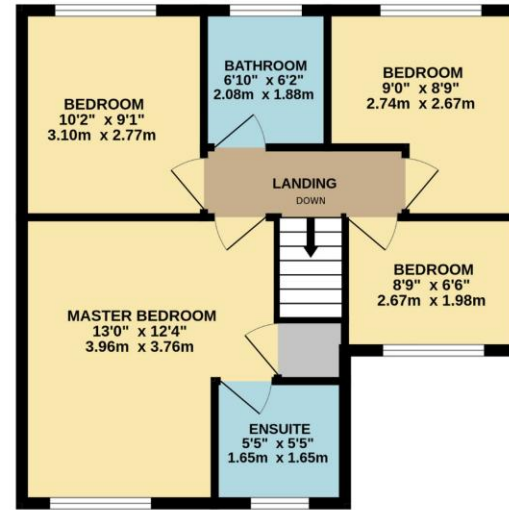




GROUND FLOOR



1ST FLOOR



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