



# Rushton Close, Burtonwood Warrington,



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedrooms
- Detached Property
- Driveway Parking
- Large Garden
- Light & Airy
- No Onward Chain
- Desirable Location
- Garage
- Family Home
- Close To Local Amenities

## INTERIOR

As you step into the home, you are welcomed by a bright hallway that provides effortless access to the generous living spaces on the ground floor. The first room you encounter is the inviting living room, beautifully illuminated by natural light and offering the perfect setting to relax and enjoy quality time with loved ones. Moving seamlessly through the home, you arrive at the practical dining area, conveniently positioned beside the kitchen—an ideal space for preparing and sharing home-cooked meals with ease. A well-placed WC sits between these rooms, adding to the thoughtful design of the property. The ground floor also boasts a charming sunroom, creating a versatile space for work, leisure, or simply soaking in the daylight. Completing this level are a utility room and an additional reception room, enhancing the functionality and appeal of the home.

Ascending the staircase, you'll find four spacious bedrooms. The master suite features its own En-suite, offering a private retreat for the occupants. With ample storage throughout and a well-appointed family bathroom, the upper floor has been designed to make family living both comfortable and effortless.

## GARDEN

Nestled at the rear of the property is a beautifully proportioned garden—a perfect backdrop for summer family gatherings or simply unwinding with outdoor activities in a peaceful setting.

Adding to its appeal, the home benefits from a spacious driveway and garage, combining everyday practicality with timeless charm.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



## LOCATION

Burtonwood was a chapelry in the ancient parish of Warrington, in the West Derby Hundred of Lancashire. It was later created a civil parish and was part of the Warrington Poor Law Union and then the Warrington Rural District. By 1974 the village of Burtonwood became part of Warrington District and is now part of the Warrington Unitary Authority. It is still a civil parish (now named Burtonwood and Westbrook) and thus has its own parish council. Burtonwood's population rose from 990 in 1861 to 2,408 in 1911 as the mining and brewing industries grew. The village of Burtonwood saw its greatest increase in housing and population post 1945 when the locally named 'miners estate' was built and vast numbers of people took employment in the collieries of Bold and Clockface both in the neighbouring Parish of Bold in St Helens.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

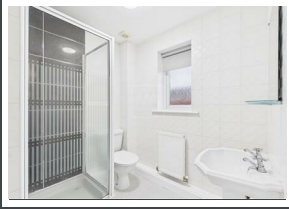
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.







## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1746 ft<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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