



£575,000

614 Warrington Road, Risley, Warrington, WA3 6BG



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Fazakerley Sharpe Estate Agents are pleased to present to market this beautifully presented four bedroom semi detached home, located in the sought-after area of Risley. This modern family property offers a perfect blend of comfort and elegance. Upon entering, you are welcomed into a spacious living area, featuring a grand open fireplace and a log burner, creating a warm and inviting atmosphere ideal for family gatherings or quiet evenings in. The large dining room is perfect for entertaining guests, providing ample space for memorable meals and celebrations.

The heart of the home is undoubtedly the expansive kitchen, equipped with a chef's master double oven, making it ideal for culinary enthusiasts. The large central island provides ample work space and seating. This well-designed kitchen allows for both functionality and style.

The master bedroom boasts an en suite bathroom and separate dressing room providing a private retreat for relaxation. Additionally, the property features a convenient downstairs WC, enhancing the practicality of the

- Lounge

Kitchen

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Downstairs Toilet

En Suite

Dressing Room

Hallway

Dining Room

Garden

Summer house

Driveway

Front Of House

Patio Area

Chicken Coop

Log Burner
- Landing

Bathroom

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

