



Rockingham Close, Birchwood Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Bungalow
- Great Location
- Lots of Potential
- Private Garden
- Close to Amenities
- Large Lounge
- Ample Living Space
- Three Bedrooms
- Driveway Parking
- Substantial Plot

DESCRIPTION

Offered for sale with no onward chain, this excellent sized bungalow beaming with potential is awaiting a renovation chance to become the perfect family home. This home celebrates three bedrooms, a large lounge as well as a double garage. Situated on a large plot this bungalow enjoys an enviable position.

Entry into the home is via the porch which leads through to the hallway. This home boasts a large open plan lounge/dining room which spans the entire length of the property. Adjacent to the lounge you will find the kitchen featuring ample storage space and a view of the rear garden. The property boasts three generously sized bedrooms, each offering privacy and comfort. Bedrooms one and two benefit from fitted wardrobes.

GARDEN

The bungalow enjoys a large plot which wraps around the entire home. The front of the property boasts a driveway which is suitable for multiple cars as well as a double garage. To the rear is a fantastic sized garden which is surrounded by mature shrubbery to offer ultimate privacy.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 7.63m x 4.75m Lounge
- 3.68m x 3.13m Kitchen
- 1.73m x 0.92m WC
- 2.96m x 4.38m Bedroom One
- 2.03m x 0.87m Shower Room
- 2.90m x 3.16m Bedroom Two
- 2.96m x 1.94m Bedroom Three
- 1.73m x 2.06m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION - BIRCHWOOD

Conveniently located close to excellent transport links, Birchwood is a popular location north of Warrington Town Centre. The suburb is surrounded by attractive parks including Risley Moss Country Park and Birchwood Forest Park. 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, making it a popular family location. It 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.

DISTANCES

- Birchwood Forest Park 5 minute walk
 - Birchwood Shopping Centre 2 mile walk
 - Warrington Town Centre 5 miles
 - Manchester City Centre 15 miles via M62
 - Manchester Airport 19 miles via M56
 - Liverpool City Centre 23 miles via M62
 - Chester City Centre 32 miles via M56
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

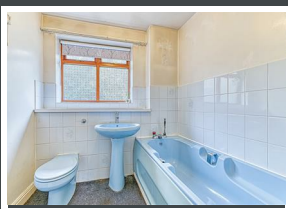
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

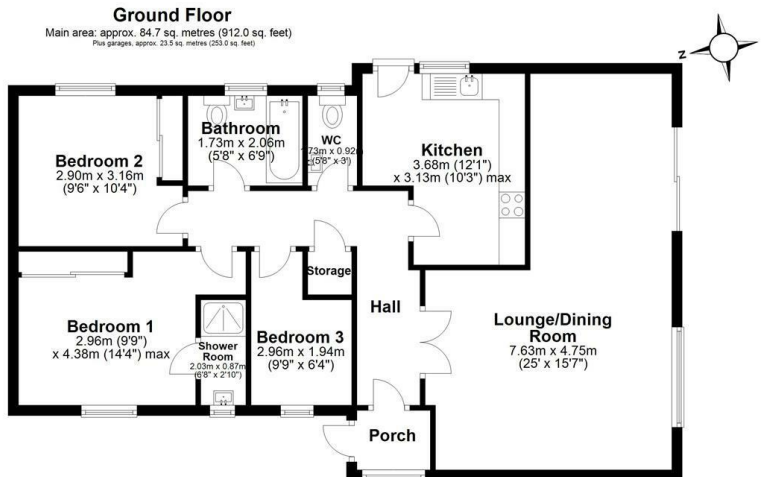
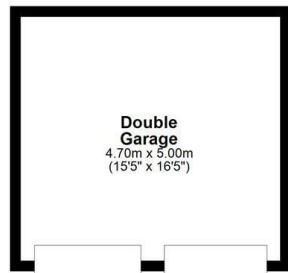
Not included in the asking price. These items may be available under separate negotiation.



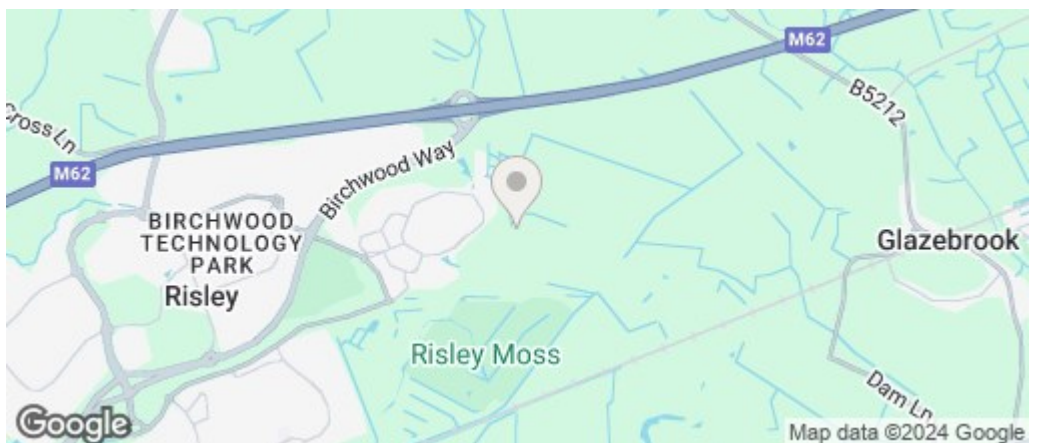


IMPORTANT NOTICE

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.



Main area: Approx. 84.7 sq. metres (912.0 sq. feet)
Plus garages, approx. 23.5 sq. metres (253.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070