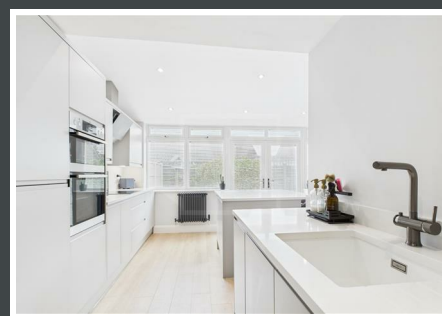
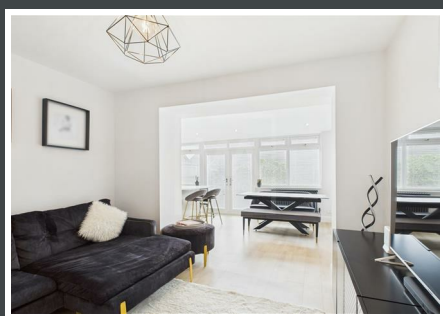




# Rostherne Close, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Dormer Bungalow
- Ample Living Space
- Garden Space
- Freehold Title
- Prime Location
- Four Bedrooms
- Modern Interior
- Driveway Parking
- Ready To Move Into
- Close To Local Amenities

## INTERIOR

As you enter, you are greeted with a hallway that leads into a sleek kitchen/diner that features a gorgeous island, ideal for both cooking and entertaining. The natural flow of the home leads seamlessly into a welcoming lounge, providing a perfect space for relaxation. The ground floor also accommodates two well-proportioned bedrooms, including the master, along with a contemporary bathroom. Bedroom four, which is versatile in its use, could easily serve as a home office, catering to the needs of modern living.

Home to the first floor, you will find two additional bedrooms, both generously sized, along with a convenient WC. This layout ensures ample space for family members or guests, providing comfort and privacy.

## GARDEN

Outside, the property boasts a spacious outdoor area, complete with a patio that is perfect for outdoor furniture, making it an excellent spot for al fresco dining or simply enjoying the fresh air. To the front, there is driveway parking available.

## SERVICES

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



## LOCATION

Sankey Bridges is located between Warrington Town Centre and Penketh. The area is surrounded by Sankey Valley Park, home to plenty of walking and cycling routes. The area boasts a range of great facilities, including a David Lloyd Health Club, an indoor skate park and a youth centre. There's also a range of shops, food outlets and pubs within easy reach and the area benefits from being in close proximity to some of Warrington's most highly regarded schools. Sankey Bridges is serviced by excellent public transport connections and is a short drive away from the M62.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

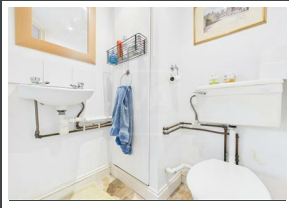
### Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

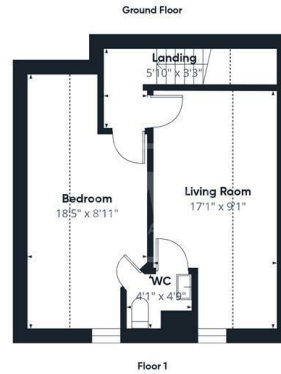
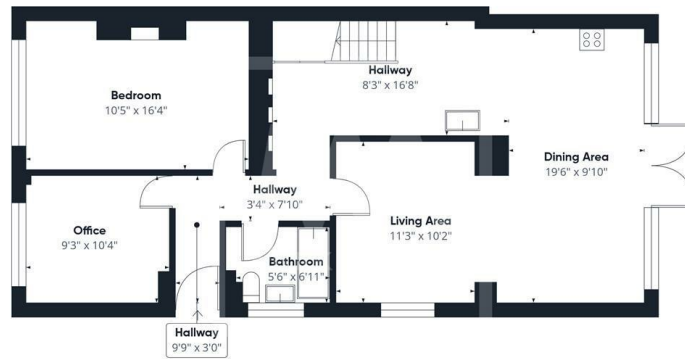






## IMPORTANT NOTICE

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.



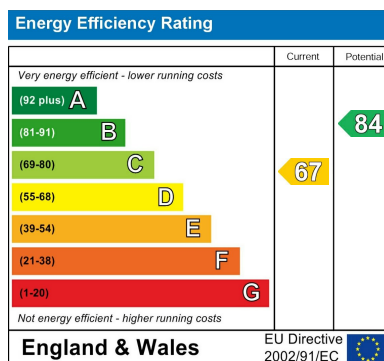
Approximate total area<sup>(1)</sup>  
1161 ft<sup>2</sup>  
Reduced headroom  
119 ft<sup>2</sup>

(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



## 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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