



# Rockford Gardens, Great Sankey Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Three Bedrooms
- Garage Storage
- Close To Amenities
- Freehold Title
- Modern Decor
- Family Home
- Sought-After Location
- Two Lofts
- Allocated Parking
- Close To Schools

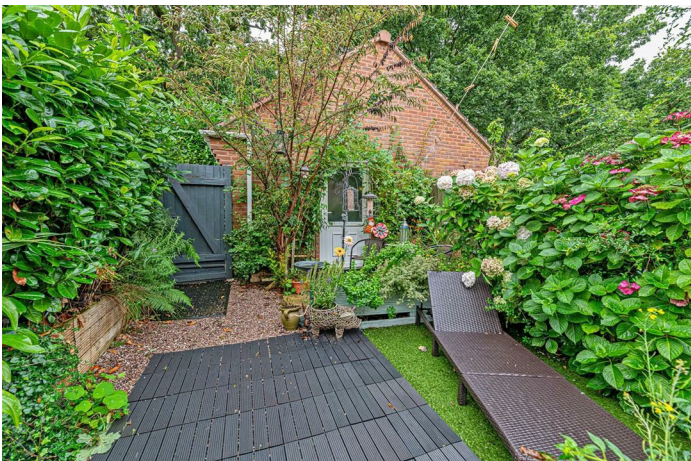
## DESCRIPTION

Now available to view, we proudly present this wonderful three bedroom terrace for sale. Set across three floors, this property offers the perfect blend of modern living and convenience. Located in the sought-after location of Great Sankey, this property provides easy transportation to local amenities, shops and schools making this the perfect residence for a family to reside.

Please Note: this property is FREEHOLD however the garage is LEASEHOLD with 979 years remaining. We are informed the fee is £16.50 every 6 months.

Entry to the property is granted via the hallway providing access to all areas of this home. To the right of the hallway you will find the lounge, situated to the front of this property and boasting an electric fire, this space radiates a warm and welcoming ambience, the perfect environment for evening relaxation. Adjacent to the lounge, you will find the kitchen, this space exudes warmth and charm, creating a perfect blend of rustic elements and modern conveniences, ideal for those who love the comfort of a cottage aesthetic. The ground floor concludes with a handy WC.

As you ascend the stairs to the first floor, you will find two double bedrooms, both providing ample storage space and a restful retreat for family or guests. These two bedrooms share a three piece family bathroom providing all of the necessities for your daily routine. As you ascend the stairs to the second floor, you will find bedroom one, a spacious room that features fitted wardrobes allowing for space utilisation, a private En-suite bathroom adding a sense of luxury and Velux windows allowing for array of natural light to enhance this space.



## GARDEN

To the rear of this property you will find an gorgeous garden perfect for enjoying the natural wildlife and summer sun! Featuring a patio area and artificial lawn, this garden is suitable for all to enjoy. Parking can be found to the rear of the property via the allocated driveway.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.81m x 3.68m Lounge
- 2.93m x 4.72m Kitchen/Dining Room
- 1.75m x 1.34m WC

### FIRST FLOOR

- Landing
- 2.59m x 4.72m Bedroom Two
- 3.13m x 2.62m Bedroom Three
- 2.03m x 2.23m Bathroom

### SECOND FLOOR

- 3.69m x 4.72m Bedroom One
- 1.62m x 2.29m En-Suite

### GARAGE

- 2.76m x 5.40m Garage

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin Media )

## LOCATION - GREAT SANKEY

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

## DISTANCES

- Sainsburys 0.3 mile walk
  - Chapelford Farm 0.5 mile walk
  - Gemini Retail Park 1.8 mile walk
  - Warrington Town Centre 3 miles
  - Manchester Airport 22 miles via M56
  - Manchester City Centre 20 miles via M56
  - Liverpool City Centre 17 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

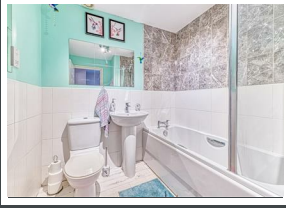
**Tenure:** Freehold

(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.



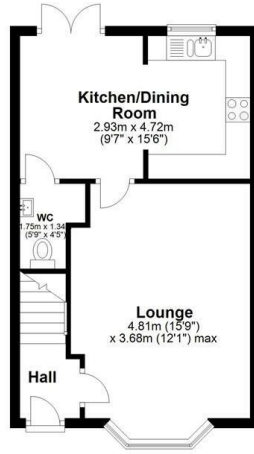


## IMPORTANT NOTICE

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.

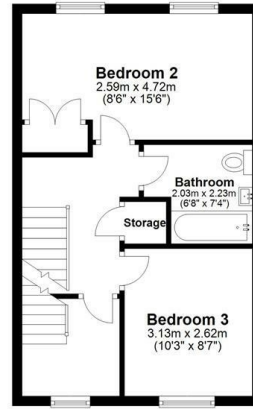
### Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



### First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



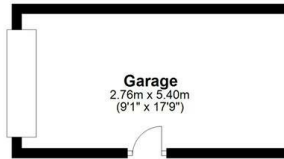
### Second Floor

Approx. 21.7 sq. metres (233.2 sq. feet)



### Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garage: approx. 14.9 sq. metres (160.4 sq. feet)



Main area: Approx. 96.2 sq. metres (1035.6 sq. feet)  
Plus garages, approx. 14.9 sq. metres (160.4 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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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