



64 Rockford Gardens, Great Sankey, Warrington, Cheshire, WA5 3QD

£150,000



64 Rockford Gardens, Great Sankey, Warrington, Cheshire, WA5 3QD

£150,000

STYLISH READY TO MOVE IN GROUND FLOOR APARTMENT SITUATED IN POPULAR LOCATION. The property comprises a hallway with two stores, large spacious living room with kitchen area and bay window, two double bedrooms (one with ensuite) and family bathroom. Allocated parking. DONT MISS OUT.

VIEWINGS START W/C 24TH FEBRUARY 2025

Description



Council Tax Band: B

Rockford Gardens

Approximate Gross Internal Area :
58.37 sq m / 628 sq ft

The floor plan for Rockford Gardens is a rectangular layout with a thick black border representing the walls. On the left side, there is a large room labeled 'Kitchen/Dining Room' with dimensions '18'5 x 11'3' and '5.62 x 3.44m'. This room features a kitchen area with a sink, stove, and refrigerator. To the right of the Kitchen/Dining Room is a 'Bedroom' with dimensions '10'4 x 8'5' and '3.14 x 2.56m'. Further right is another 'Bedroom' with dimensions '11'10 x 10'2' and '3.60 x 3.10m'. Below the Kitchen/Dining Room is a 'Bathroom' with dimensions '6'4 x 5'9' and '1.93 x 1.75m', containing a bathtub, toilet, and sink. To the right of the Bathroom is an 'En-suite' with dimensions '6'11 x 6'5' and '2.12 x 1.96m', containing a toilet and sink. A central hallway with an upward-pointing arrow at the bottom provides access to all rooms. A small window is visible on the left wall of the Kitchen/Dining Room.

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

A Google Map of Great Sankey, showing a residential area with streets like Whittle Ave, Boston Blvd, and Moran Dr. A brown location pin is placed on Whittle Ave. The map includes a Google logo and copyright text 'Map data ©2025'.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		61	78
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive
2002/91/EC

10 Eagle Brow, Lymm, Warrington, Cheshire, WA13 0LJ
Tel: 01925 210 250 Email: info@declanjames.co.uk www.declanjames.co.uk