



35 ROCKFORD GARDENS WARRINGTON, WA5 3QD

£142,000
LEASEHOLD

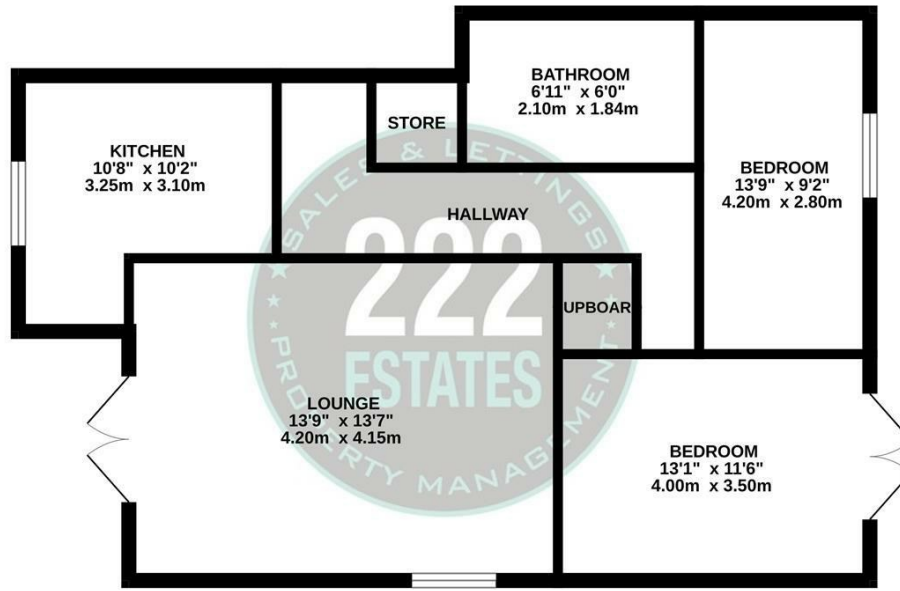
Welcome to this stunning second-floor apartment located in the desirable Rockford Gardens, Great Sankey, Warrington. This beautifully refurbished two-bedroom property offers a modern and stylish living experience, perfect for those seeking comfort and convenience.

As you enter the apartment, you will be greeted by an inviting open-plan kitchen and living area, which is bathed in natural light and features a charming Juliette balcony, ideal for enjoying a breath of fresh air. The contemporary kitchen is equipped with brand new fittings, making it a delightful space for cooking and entertaining.

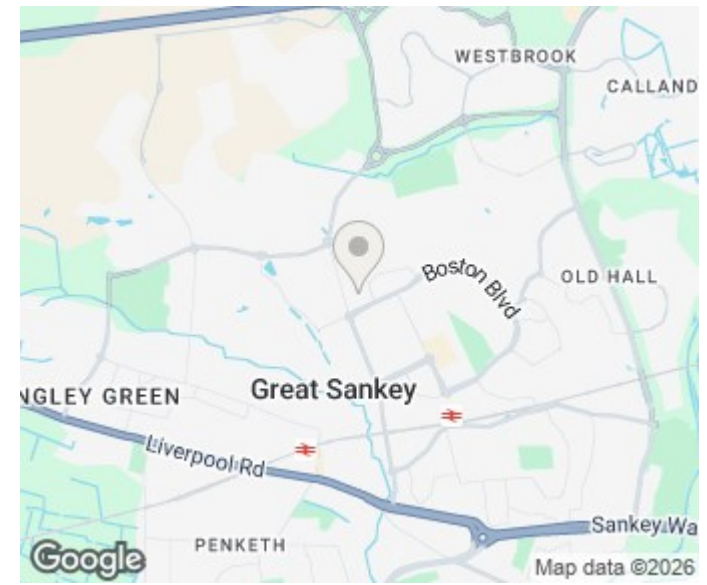
Both bedrooms are generously sized, providing ample space for relaxation and rest. The apartment boasts a brand new bathroom, designed with modern fixtures and finishes, ensuring a luxurious experience. Throughout the property, you will find new flooring and fresh decoration, creating a clean and welcoming atmosphere.



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

222 Estates Lettings and Sales
222 Orford Lane Orford
Warrington
Cheshire
WA2 7BB

01925 499599
info@222estates.co.uk
www.222estates.co.uk

