



Rockford Gardens, Great Sankey Warrington, Cheshire

Freehold Title • Detached Garage • Three Bedrooms • Open Plan Kitchen Diner • Excellent Location • Two Bathrooms And W.C • Separate Utility • Move In ready • Substantial Plot • Close To Local Amenities

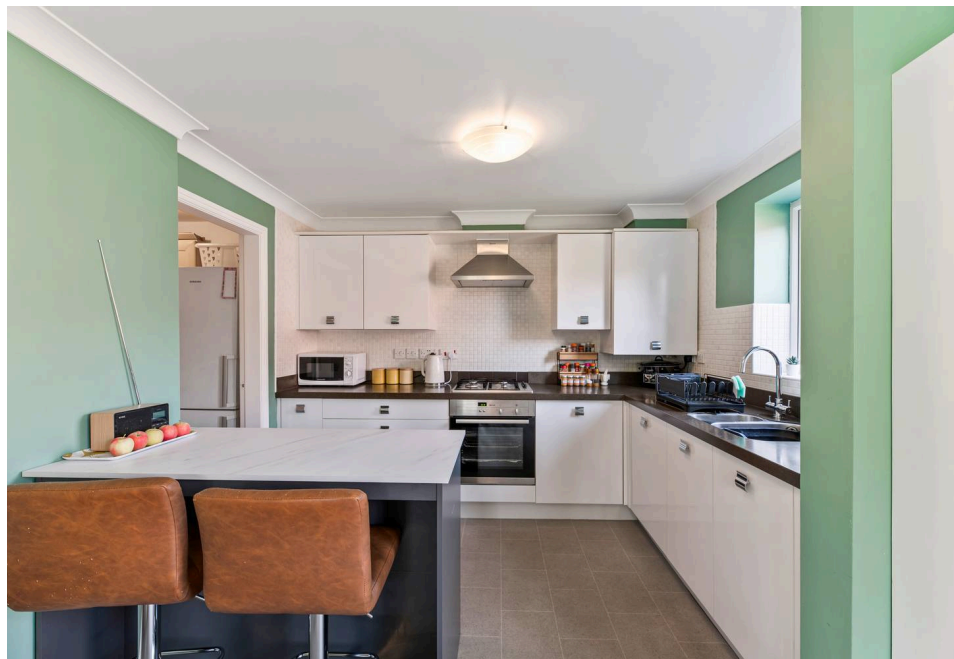


Mark Antony
SALES & LETTING AGENTS



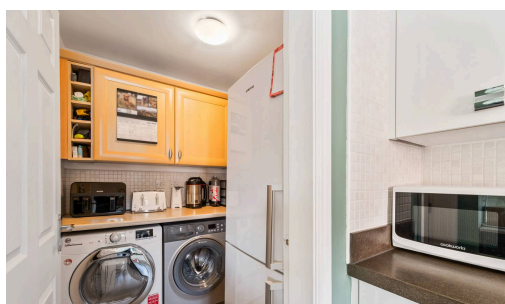
INTERIOR

Upon entering, you are welcomed by a bright and inviting hallway which leads through to the spacious lounge. Filled with natural light, this impressive reception room provides the perfect setting for relaxation and everyday family living. At the heart of the home is a stunning kitchen and dining area, designed with both entertaining and modern lifestyles in mind. The kitchen is fitted with sleek cabinetry, offering ample storage and worktop space, alongside integrated appliances and a practical breakfast bar. The adjoining dining area provides plenty of room for family meals and social gatherings, with French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor is further complemented by a separate utility room and a convenient WC. To the first floor, a bright landing leads to three well-proportioned bedrooms. Bedroom two benefits from fitted wardrobes, while the principal bedroom enjoys the added luxury of a stylish en-suite shower room. Completing the accommodation is a modern family bathroom, finished to a high standard.



EXTERIOR

The garden offers a wonderful outdoor space, thoughtfully designed to provide the perfect balance of relaxation and practicality. Predominantly laid to lawn, the garden enjoys a bright and open aspect, creating an ideal setting for children to play or for enjoying the warmer months. A paved patio area provides the perfect spot for outdoor dining and entertaining, while mature planting adds a touch of colour and privacy. To the front, the property enjoys exceptional kerb appeal, occupying a generous corner plot with beautifully maintained gardens wrapping around the front and side elevations. Mature shrubs, colourful planting, and neatly manicured hedges create an attractive and welcoming approach. The property is further enhanced by allocated parking and a detached garage, perfect for additional storage.



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelfords boasts a good primary school and as well as being in close proximity to abundance of highly achieving primary and secondary schools within Great Sankey. 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.

GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Tel: 01925 267070

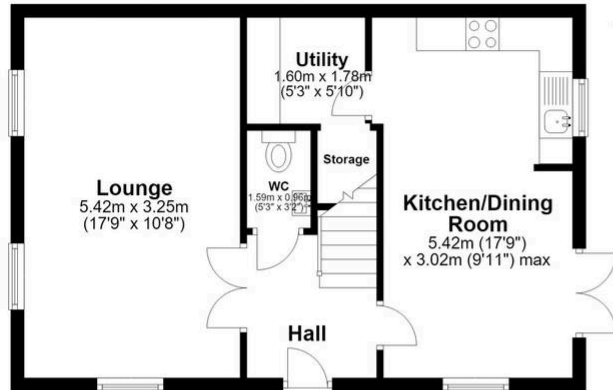
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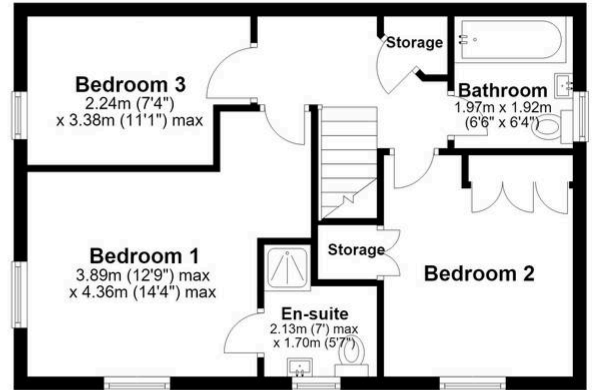
Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



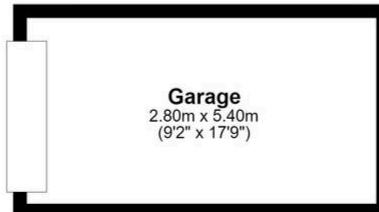
First Floor

Approx. 45.2 sq. metres (486.0 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.7 sq. feet)



Garage
2.80m x 5.40m
(9'2" x 17'9")

Main area: Approx. 90.0 sq. metres (968.6 sq. feet)

Plus garages, approx. 15.1 sq. metres (162.7 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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