



# Rockingham Close, Birchwood Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Four Bedrooms
- Corner Plot
- Ample Storage
- Close To Woodlands
- Close To Amenities
- Detached Family Home
- Private Garden
- Modernised Throughout
- Extension Potential (STP)
- Two Bathrooms

## INTERIOR

The ground floor features a spacious and welcoming lounge with double French doors allowing plenty of natural light to fill the room, ideal for family gatherings and relaxation. Adjacent is an elegant dining room that overlooks the garden, along with the modern kitchen offering integrated appliances and luxury quartz worktops. Completing the downstairs is the convenient WC and the integrated garage featuring a fully serviced utility area. The upstairs offers four well-proportioned bedrooms with bedroom one featuring an En-suite bathroom and built-in wardrobes for added privacy and comfort. A stylish family bathroom with modern fixtures completes the upper floor.

## THE GARDENS

This property celebrates a lovely quiet position and offers an attractive private garden which is perfectly complimented by the local woodland. This outdoor space provides a mixture of mature greenery, in both front and rear gardens lush lawn and two generous patio seating areas, ideal for all the family to relax and enjoying the natural surroundings. There is also driveway parking to the front, suitable for multiple vehicles.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



## LOCATION

Conveniently located close to excellent transport links, Birchwood is a popular location north of Warrington Town Centre. Residents in the area have access to a great selection of amenities, including two supermarkets and a range of high street shops at Birchwood Shopping Centre. The area also benefits from a leisure centre and golf club. The suburb is home to a number of excellent primary and secondary schools, making it a popular family location. It is also ideal for professionals who commute to neighbouring cities. Birchwood Train Station provides regular connections to Manchester and Liverpool and the motorway network is just a few minutes' drive away.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**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.



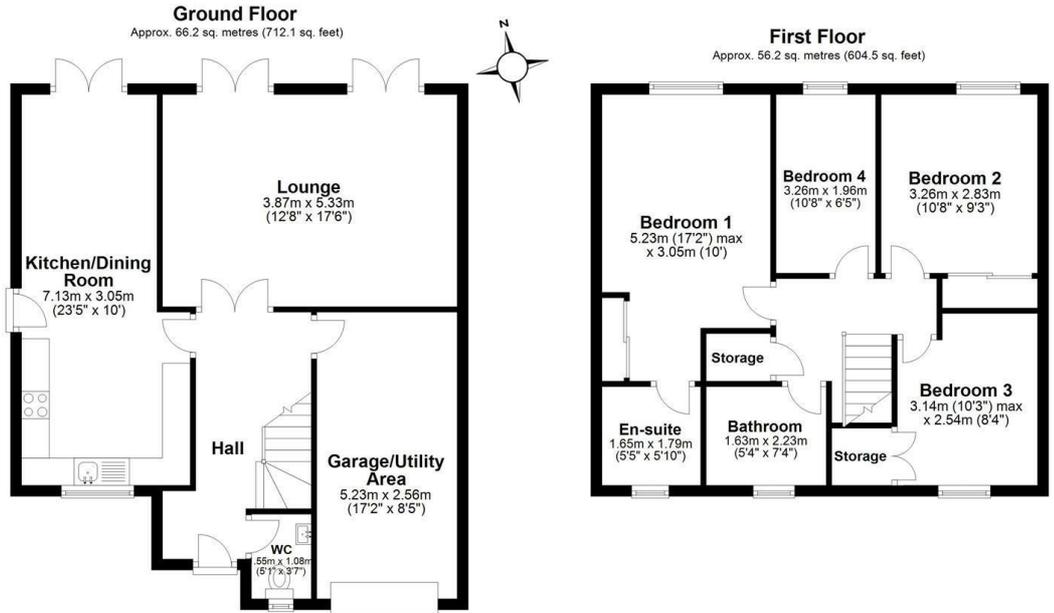
Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.



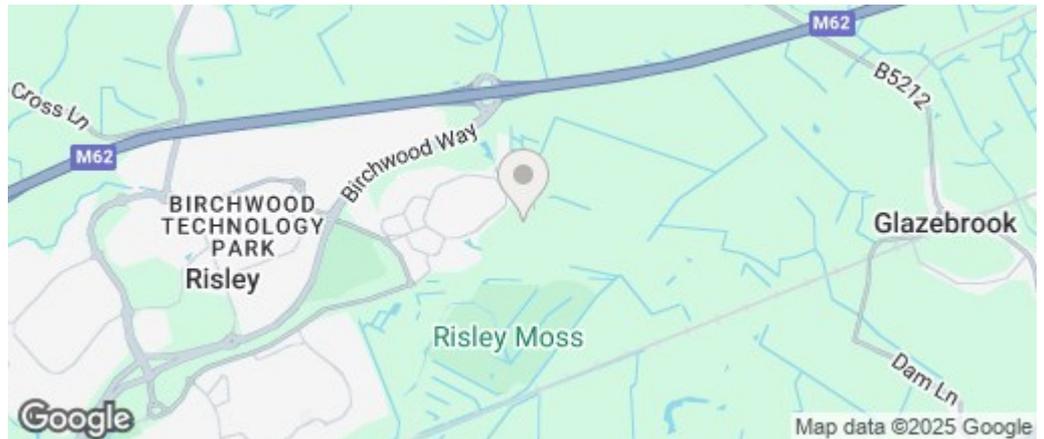


## IMPORTANT NOTICE

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.



Total area: approx. 122.3 sq. metres (1316.6 sq. feet)



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