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## Rostherne Close, Warrington

Dormer Bungalow • Renovated Throughout • Modern Décor • Driveway Parking • Five Bedrooms • Two Bathrooms • Large Rear Garden • Sought-After Location • Close To Schools • Close To Shops



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

This beautifully presented five-bedroom dormer bungalow offers a generous and flexible living space, ideal for growing families or those seeking versatile accommodation. Freshly renovated throughout, the property boasts a modern finish with neutral décor and a move in ready feel. The ground floor boasts a spacious open-plan kitchen and lounge, forming the true heart of the home. Thoughtfully designed for modern living, this impressive space is bathed in an abundance of natural light, creating a bright yet warm and welcoming atmosphere throughout. The newly fitted kitchen features sleek contemporary cabinetry, brand new high quality integrated appliances as well as a new boiler all under warranty, and generous worktop space, seamlessly blending style with functionality. The ground floor further benefits from a modern three piece shower room, adding to the functionality as well as two well-proportioned and highly versatile rooms, offering exceptional flexibility to suit a variety of needs.



## INTERIOR:

Upstairs, three well-proportioned bedrooms provide peaceful retreats, each thoughtfully updated to reflect the home's fresh, modern feel. All have access to a further bathroom which has also been finished to a high standard with elegant fixtures and fittings.

## GARDEN:

The property boasts a generous rear garden, mainly laid to lawn, offering a safe and private space ideal for families and outdoor entertaining. Enclosed by fencing for added privacy, the garden provides ample room for children to play, summer gatherings, or potential landscaping enhancements, with a patio area positioned directly outside the home.



## LOCATION:

Sankey Bridges is located between Warrington Town Centre and Penketh. The area is surrounded by Sankey Valley Park, home to plenty of walking and cycling routes. The area boasts a range of great facilities, including a David Lloyd Health Club, an indoor skate park and a youth centre. There's also a range of shops, food outlets and pubs within easy reach and the area benefits from being in close proximity to some of Warrington's most highly regarded schools. Sankey Bridges is serviced by excellent public transport connections and is a short drive away from the M62.

## GENERAL INFORMATION:

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C

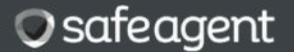




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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1007 ft<sup>2</sup>

Reduced headroom

18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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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