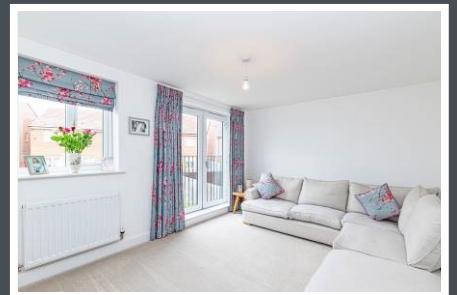
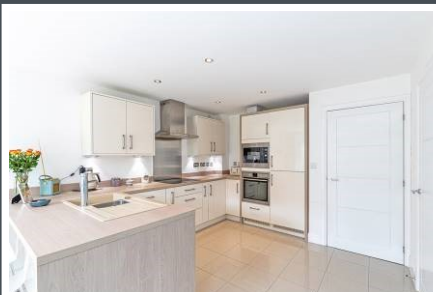




Butts Green, Westbrook Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- ❑ No Chain
- ❑ Town House
- ❑ Four Generous Bedrooms
- ❑ Set Over Three Floors
- ❑ Three Reception Rooms
- ❑ Quiet Area
- ❑ Open Plan Kitchen/Diner
- ❑ Beautiful Garden
- ❑ Two Parking Spaces
- ❑ Close to Local Amenities

DESCRIPTION

A beautifully presented town house located in a modern development of Westbrook with no onward chain. Set over three floors this home celebrates four generous bedrooms, three reception rooms, a stunning kitchen/diner and two allocated parking spaces. This home is perfect for first time buyers and viewings are highly recommended.

Access into this modern property is via a welcoming hallway. Downstairs is home to a beautifully fitted open plan kitchen/diner with patio doors leading out to the garden. There is also a study/play room and a downstairs WC. To the first floor you are presented with a spacious lounge with balcony doors allowing views of the garden. Along with bedroom one benefiting from fitted wardrobes and an en-suite. The second floor is home to bedroom two, three and four and a family bathroom. With bedroom two celebrating a storage cupboard as well as an en-suite.

GARDEN

Sitting on a great sized plot, this property is mainly laid to lawn, with a small patio area. The garden can be accessed through the patio doors making this a great outdoor space for gathering family and friends during the summer evenings. The property also has two allocated parking spaces to the rear.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Kitchen Diner 5.31m x 4.43m
- Study/Play Room 2.54m x 2.28m
- WC 1.62m x 0.90m

FIRST FLOOR

- Lounge 3.47m x 4.43m
- Bedroom One 4.38m x 2.50m
- En-suite 1.63m x 1.83m

FIRST FLOOR

- Landing
- Bedroom Two 3.62m x 2.67
- En-suite 1.65m x 1.72m
- Bedroom Three 2.90m x 2.46m
- Bedroom Four 3.11m x 1.87m
- Bathroom 1.91m x 1.70m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 38Mb (Via TalkTalk)

LOCATION

Westbrook is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities; close to a Supermarket, Cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Callands is a popular area thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

DISTANCES

- Gemini Business Park 1 mile walk
- Gulliver's World Theme Park 2 miles
- Sankey Valley Park 2 miles
- Warrington Town Centre 4 miles
- Liverpool City Centre 16 miles via M62
- Manchester City Centre 19.5 miles via M62
- Manchester Airport 21 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: D

Tenure: Freehold

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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. 105.5 sq. metres (1136.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			94
B (81-91)		84	
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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