



## Kingswood Road, Westbrook Warrington, Cheshire

Semi Detached • Three Bedrooms • Freehold Title • Move In Ready • Generous Garden • Excellent Location •  
Gorgeous Outlook • Allocated Parking • Close To Local Amenities • Two Bathrooms



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Upon entering the home, you are welcomed by a bright and inviting hallway that leads through to the lounge. The lounge features a large window that floods the space with natural light and provides a comfortable setting while offering easy flow to the rest of the home. To the rear of the property is the stylish kitchen, fitted with a range of integrated appliances, generous worktop space and ample storage. The adjoining dining area enjoys pleasant views over the garden, with French doors opening directly outside—creating the perfect space for both everyday living and seamless indoor-outdoor entertaining. The ground floor is further complemented by a convenient W.C.

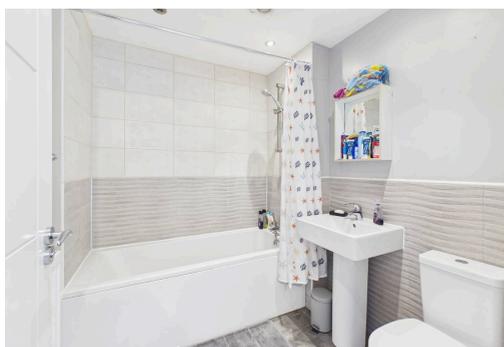
On the first floor are two well-proportioned bedrooms, both filled with natural light. Bedroom two benefits from built-in storage, while bedroom three enjoys attractive views over the surrounding greenery. A modern three-piece family bathroom completes this level.



Occupying the top floor is the impressive principal bedroom, featuring built-in wardrobes, views over the greenery and the added luxury of a sleek three-piece en suite—an ideal space to relax and unwind.

## EXTERIOR

The garden is generously sized and ideally positioned to enjoy sunlight throughout the day. A spacious patio area provides the perfect setting for outdoor dining and garden furniture, while the well-maintained lawn adds a touch of greenery and space to relax or play. Thanks to its private positioning, the garden offers a wonderful setting suited to both everyday family life and outdoor entertaining. To the front, a low maintenance garden leads up to the entrance and also benefits from allocated private parking.



## 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.

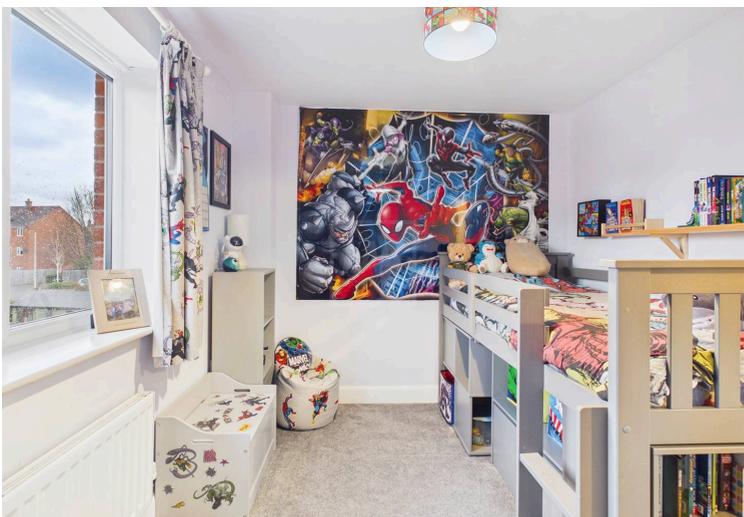
## GENERAL INFORMATION

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







Tel: 01925 267070

Web: [www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)

Email: Office @ [MarkAntonyEstates.com](mailto:MarkAntonyEstates.com)



### 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.



Warrington's Highest Rated Agent

