



Butts Green, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Popular Location
- Large Living Room
- Low Maintenance Garden
- Garage
- Four Bedrooms
- Good Motorway Links
- Close to Amenities
- Beautiful View Of The Park
- Allocated Parking

DESCRIPTION

A beautifully presented four bedroom home which is ideally located in a popular development. Celebrating a large lounge and a stunning open plan kitchen. Benefitting from a great sized low maintenance garden. The home is close to schools as well as local amenities and benefits from brilliant motorway links.

Entrance in to the home is via the welcoming hallway which leads through to the large lounge. The size of the room offers a versatile space to also house a dining area. The lounge has dual aspect windows which offer views over the park to the front or the garden to the rear. The light and bright kitchen/dining rooms looks out to the beautiful garden via French doors. The kitchen celebrates an integrated oven and hob. Downstairs is also home to a WC. To the first floor, the great sized first bedroom boasts an en-suite. There are three further fantastic sized bedrooms as well as a family bathroom.

GARDEN

This property enjoys a beautifully maintained front garden which has been well looked after. To the rear, is a low maintenance space, surrounded by mature trees to offer privacy. The home comes with allocated parking as well as a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.55m x 7.41m Lounge
- 4.99m x 4.90m Dining Kitchen
- 1.52m x 1.46m WC

FIRST FLOOR

- Landing
- 3.90m x 5.21m Bedroom One
- 0.99m x 3.15m En-suite
- 2.89m x 3.46m Bedroom Two
- 4.01m x 2.67m Bedroom Three
- 2.89m x 2.21m Bedroom Four
- 1.85m x 2.67m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey 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. Great Sankey boasts an abundance of highly achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. 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. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.



DISTANCES

WA5

- Gemini Retail 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 Airport 21 miles via M56
 - Manchester City Centre 21 miles via M56
- (Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

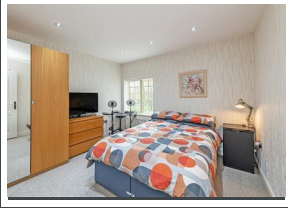
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



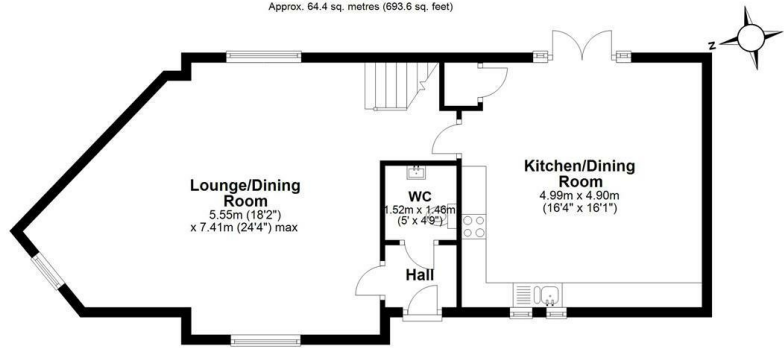


IMPORTANT NOTICE

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.

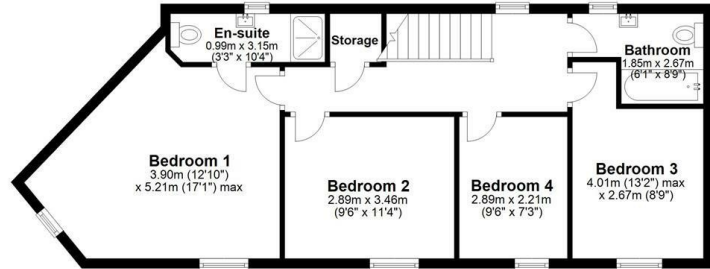
Ground Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



Total area: approx. 126.7 sq. metres (1364.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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