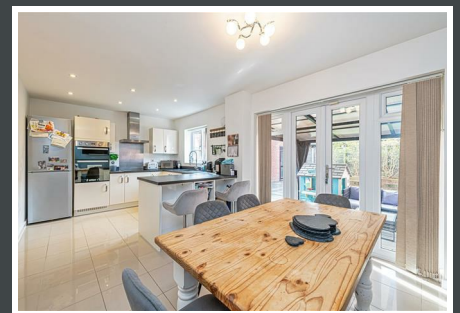




Carina Park, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Four Bedrooms
- Family Home
- Great Motorway Links
- Driveway Parking
- Modern Property
- Freehold
- Lovely Garden
- Detached Garage
- Open Kitchen/Dining Room

DESCRIPTION

A modern, detached home offered for sale in the popular Bloor Homes development. Boasting four bedrooms, an open kitchen/dining room, a detached garage and a lovely garden. Perfectly positioned in the sought after residential area of Westbrook and being within walking distance to all local amenities and schools. This is a fabulous family home.

Entry into this property is via the hallway, leading to the large lounge which provides a fantastic family space. The open kitchen/diner is positioned to the rear and offers a modern kitchen with integrated appliances and opens into the garden. This property also benefits from a downstairs WC, a utility room and under-stairs storage. Upstairs, there are two generous-sized bedrooms with an en-suite to bedroom one. There are a further two bedrooms with bedroom three offering fitted wardrobes. The family bathroom is a good-size benefitting from a separate shower unit.

GARDEN

This family home celebrates an inviting and low maintenance rear garden. With the perfect mixture of artificial lawn and patio, this is a great outdoor space to be enjoyed during the summer months. The garden also provides access to the detached garage and to the front, there is driveway parking for two vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.59m x 3.41m Lounge
- 3.09m x 6.17m Kitchen/Dining Room
- 1.28m x 1.48m Utility Room
- 0.91m x 1.48m WC
- 6.30m x 2.80m Garage

FIRST FLOOR

- Landing
- 3.28m x 2.86m Bedroom One
- 2.14m x 1.36m En-suite
- 2.53m x 3.55m Bedroom Two
- 3.23m x 2.37m Bedroom Three
- 2.28m x 2.52m Bedroom Four
- 1.90m x 2.79m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 152Mb (Via TalkTalk)

LOCATION - WESTBROOK

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. Nearby 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
- Warrington Town Centre 3.5 miles
- Liverpool City Centre 16 miles via M56
- Manchester City Centre 20 miles via M56
- Manchester Airport 21 miles via M56
- Chester City Centre 33 miles via M56

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington

Council Band: E

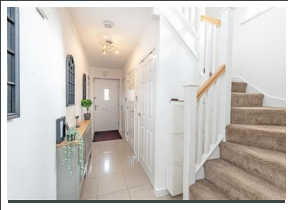
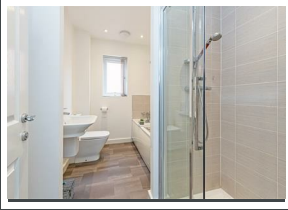
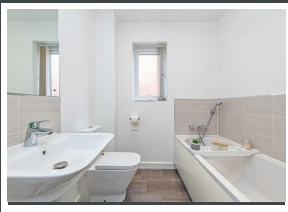
Tenure: Freehold

(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.

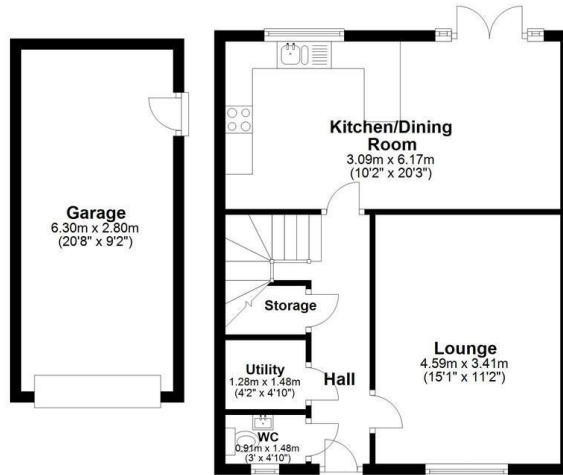




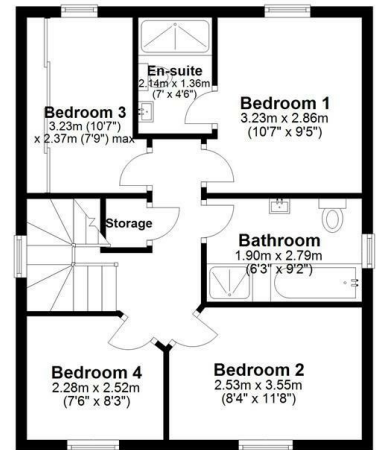
IMPORTANT NOTICE

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.

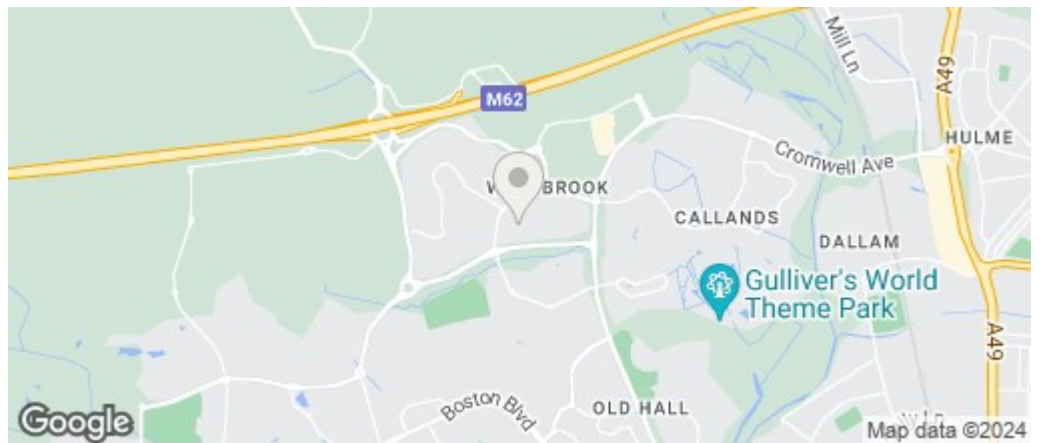
Ground Floor
Main area: approx. 48.0 sq. metres (516.7 sq. feet)
Plus garages, approx. 17.8 sq. metres (189.8 sq. feet)



First Floor
Approx. 47.9 sq. metres (516.1 sq. feet)



Main area: Approx. 96.0 sq. metres (1032.8 sq. feet)
Plus garages, approx. 17.6 sq. metres (189.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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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