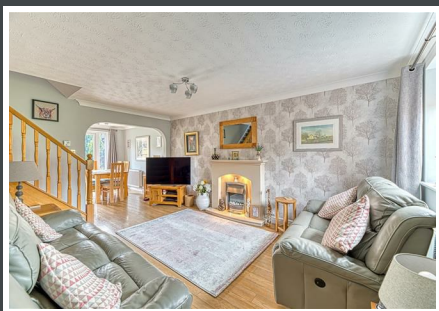




Castle Green, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold
- Close To Amenities
- Family Home
- Sought-After Location
- Driveway Parking
- Detached Home
- Three Bedrooms
- Gorgeous Garden
- Two Bathrooms
- Transportation Links

DESCRIPTION

Offered for sale with a freehold title, we proudly present this stunning three bedroom detached property awaiting its forever owners. Located in the welcoming neighbourhood of Westbrook, this property is perfectly situated close to local amenities, shops and schools providing convenient transportation links for easy commutes. This home provides the perfect blend of modern living and classic comfort and is not to be missed.

Entry to this property is granted via the hallway, providing access to all areas of the ground floor. The ground floor boasts three great sized reception rooms providing a versatile space to suit any family needs. To the left of the hallway, you will find a home study and handy WC. Following the natural flow of this home, you will then enter the kitchen which is the heart of this property. Fitted with integrated appliances, ample storage cupboards and a separate utility area, this kitchen radiates a modern feel with emphasis on convenience. This home features a separate dining room which is flooded with array of natural light, making this the perfect space for family dining. The ground floor concludes with a spacious lounge featuring an electric fire creating a warm and welcoming ambience.

As you ascend the stairs you will find three great sized bedrooms and a modern family bathroom. Bedroom One features integrated wardrobes and a spacious En-suite bathroom providing an ultimate luxury feel.



THE GARDENS

To the rear of this property you will find a low maintenance garden featuring artificial grass, plants and shrubbery with a separate paved area perfect for al-fresco dining.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.95m x 3.40m Lounge
- 2.90m x 2.66m Dining Room
- 5.93m x 3.14m Kitchen
- 1.92m x 1.39m WC
- 2.32m x 2.29m Office

FIRST FLOOR

- Landing
- 3.96m x 3.51m Bedroom One
- 1.39m x 2.29m En-suite
- 3.04m x 3.02m Bedroom Two
- 3.04m x 2.78m Bedroom Three
- 1.45m x 2.29m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin Media)

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

- Asda Westbrook Shopping Centre 0.7 mile walk
 - Gemini Retail Park 0.9 mile walk
 - Warrington Town Centre 3.8 miles
 - Manchester Airport 22.2 miles via M56
 - Manchester City Centre 21 miles via M56
 - Liverpool City Centre 16 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington

Council Band: D

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.



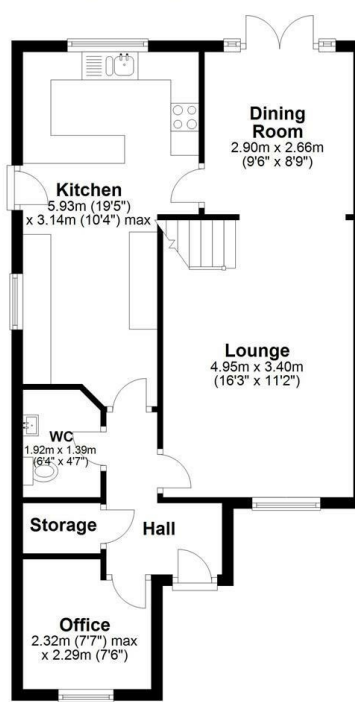


IMPORTANT NOTICE

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.

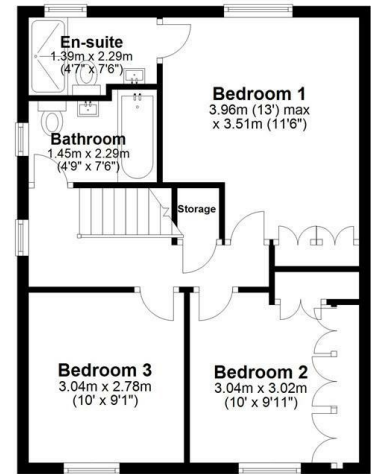
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)

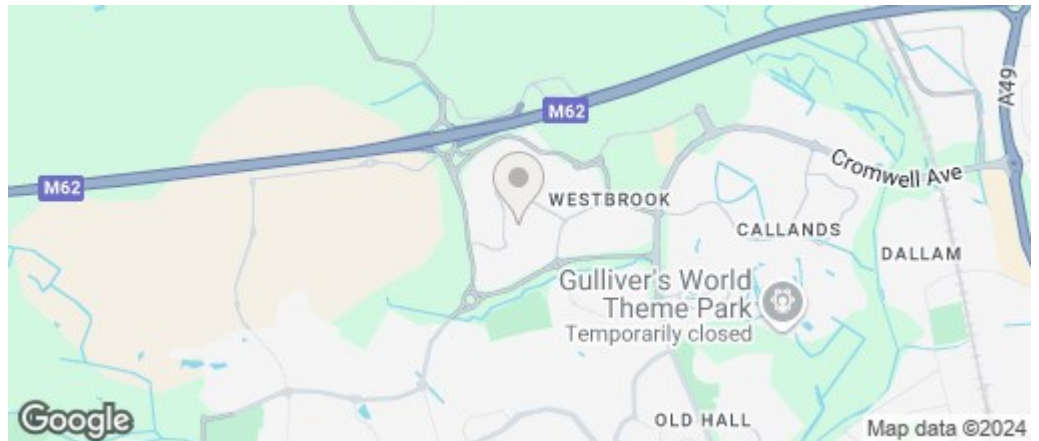


First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 103.4 sq. metres (1112.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(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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