



Tourney Green, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Three Reception Rooms
- South Facing Garden
- Perfect for Families
- Convenient Location
- Four Bedrooms
- Ample Space Throughout
- Spacious Driveway
- Freehold
- Close to Schools

DESCRIPTION

Offered for sale with a freehold title, we present this charming detached property, located in the welcoming neighbour hood of Westbrook. Comprising of four bedrooms, three reception rooms, including a beautiful orangery, and a well maintained south facing garden. This property is close to excellent schools and amenities, and is the perfect family home.

Entry into this home is via the welcoming hallway, which provides you with access to all areas of the ground floor. To the front of the property is the dining room, which boasts a beautiful bay window allowing lots of natural light to flood the room. You are then lead to the kitchen, benefiting from integrated appliances. The highlight of the home is the generous sized lounge, with sliding patio doors to the orangery, a perfect space to sit and relax after a long day. Completing the downstairs is a WC.

Home to the first floor is three double bedrooms, and one single room which could also be used as a home office or a nurse. All three double bedrooms feature built in wardrobes, and bedroom one showcases an en-suite. You will also find a three piece family bathroom.

GARDEN

To the rear of the property you will find a beautiful and well maintained south facing garden, which can be accessed from the orangery and the kitchen. This garden is mainly laid to lawn, with a patio area making this perfect for family gatherings in the summer months. To the front of the property is driveway parking, suitable for multiple cars as well as a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.58m x 4.44m Lounge
- 3.58m x 3.04m Kitchen
- 3.59m x 3.04m Dining Room
- 3.78m x 2.56m Orangery
- 1.97m x 0.93m WC
- 5.42m x 2.50m Garage

FIRST FLOOR

- Landing
- 2.81m x 3.92m Bedroom One
- 2.03m x 1.78m En-suite
- 3.16m x 2.91m Bedroom Two
- 2.81m x 2.69m Bedroom Three
- 1.97m x 2.46m Bedroom Four
- 1.97m x 2.00m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

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. 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 Borough Council

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.

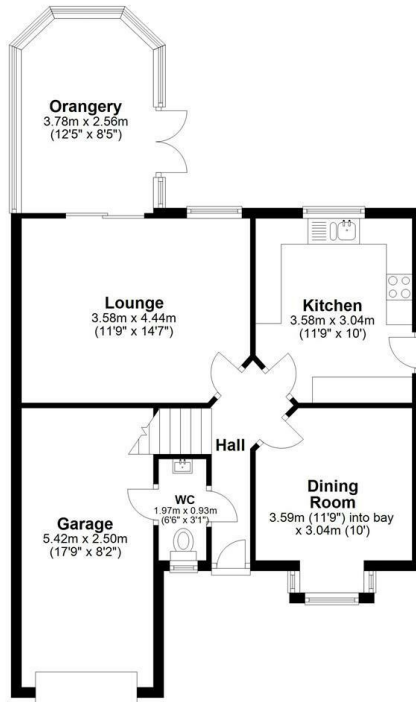




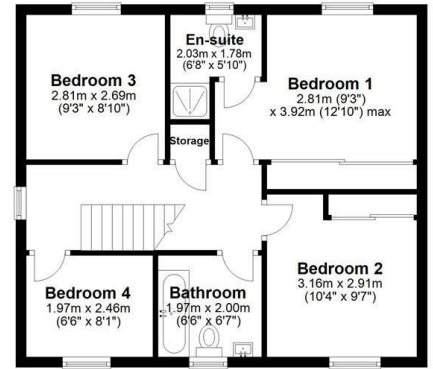
IMPORTANT NOTICE

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. 66.6 sq. metres (717.1 sq. feet)



First Floor
Approx. 50.9 sq. metres (547.7 sq. feet)



Total area: approx. 117.5 sq. metres (1264.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | 72 | |
| (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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070