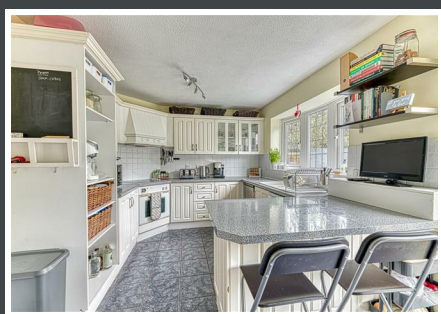




Coppice Green, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold Title
- Detached Family Home
- Driveway Parking
- Two Bathrooms
- Great Motorway Links
- Four Bedrooms
- Sought-After Location
- Stunning Interior
- Three Reception Rooms
- Close To Schools

DESCRIPTION

Offered for sale with a freehold title, we proudly present this spectacular four bedroom family home. This beautifully presented home offers a perfect blend of modern living and comfort in the sought-after neighborhood of Westbrook. Located close to local shops and schools whilst featuring a large driveway suitable for multiple vehicles, this home is perfect for a family to reside.

As you arrive at the property you will be captivated by the impressive curb appeal. with entry being granted via the hallway providing easy access to all areas of this home. To the right of the hallway you will find the lounge, a large space for family entertainment, featuring an elegant fireplace and large windows allowing for a warm and welcoming ambience to radiate through this space. The kitchen-diner is the heart of this home, exuding warmth and charm, whilst boasting a breakfast bar perfect for busy family mornings. The ground floor offers two additional reception rooms - a versatile space that can be utilised as a home study or separate dining area. Completing the downstairs, you will find a utility room and separate WC.

As you ascend the staircase, you will find four generously sized bedrooms and two bathrooms. Bedroom One is a luxurious retreat, featuring fitted wardrobes, ample space and a private en-suite bathroom. Located to the front of the property, this room boasts a beautiful bay window that allows for array of natural light to flood this space. The remaining three bedrooms are all spacious, with ample storage space, and share access to a well-appointed family bathroom with modern fixtures.



THE GARDENS

To the rear of this property, you will find a private and fully enclosed garden with a decking area for al fresco dining, a well-maintained lawn, and mature greenery for added privacy. There's plenty of space for children to play or for those want to soak up the summer rays. The garden also benefits from a summer hut - perfect for a relaxing book read. Parking can be found to the front of the property via the driveway.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.48m x 3.48m Lounge
- 3.96m x 3.48m Family Room
- 2.94m x 4.97m Dining Kitchen
- 1.20m x 2.32m Utility Room
- 0.87m x 2.32m WC
- 3.46m x 2.42m Sitting Room/Office

FIRST FLOOR

- Landing
- 5.29m x 3.48m Bedroom One
- 2.21m x 1.80m En-suite
- 3.54m x 2.78m Bedroom Two
- 3.00m x 2.70m Bedroom Three
- 3.14m x 2.50m Bedroom Four
- 1.66m x 2.29m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or 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

- Great Sankey Neighbourhood Hub 1.5 mile walk
 - Gemini Retail Park 1 mile walk
 - Great Sankey High School 1.7 mile
 - Warrington Town Centre 4 miles
 - Manchester Airport 21 miles via M56
 - Manchester City Centre 19.8 miles via M56
 - Liverpool City Centre 15.8miles via M62
 - Chester City Centre 26 miles via M56
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

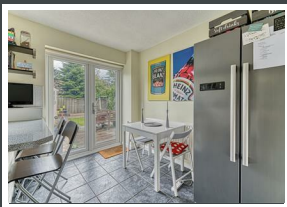
Tenure: Freehold

(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.



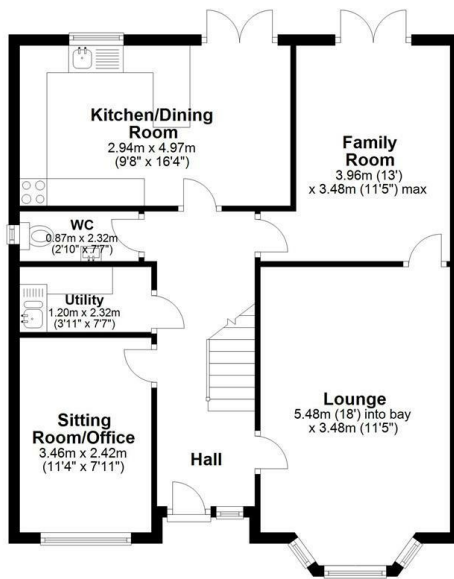


IMPORTANT NOTICE

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.

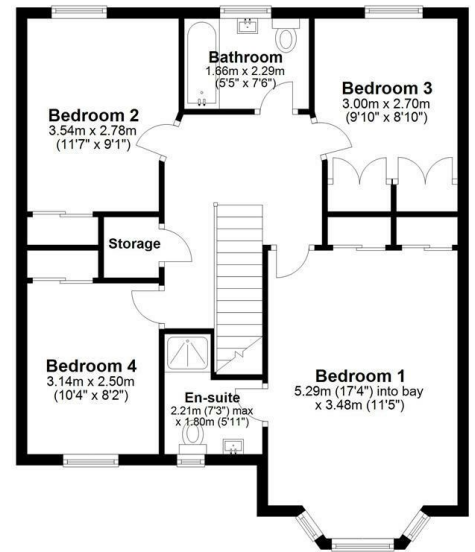
Ground Floor

Approx. 70.3 sq. metres (756.5 sq. feet)

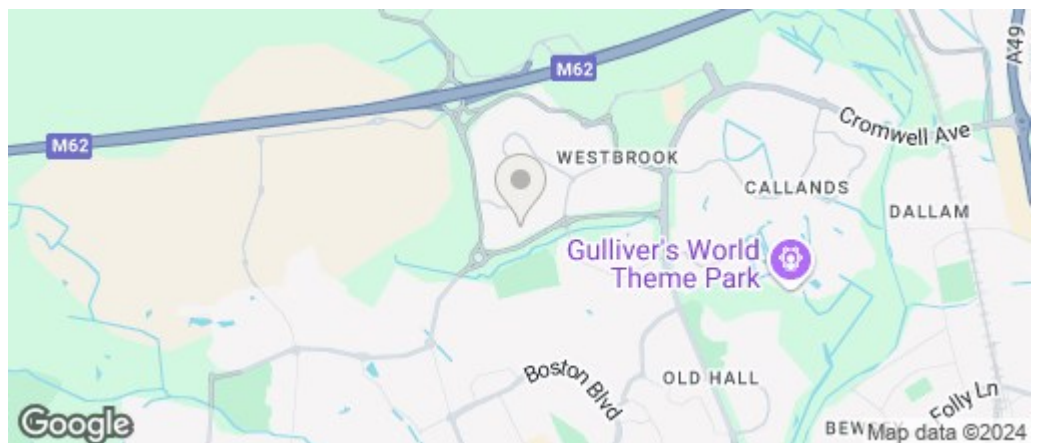


First Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



Total area: approx. 138.0 sq. metres (1485.5 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		68	79
(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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