



# Dovecote Green, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Modern Kitchen
- Driveway Parking
- Close to Local Schools
- Freehold
- Four Bedrooms
- Family Home
- Lovely Garden
- Integral Garage
- Close to Transport Links

## DESCRIPTION

Offered with no onward chain, this charming home is perfectly positioned in the sought after area of Westbrook. Comprising of four bedrooms, two reception rooms, a lovely garden and provides ample space for comfortable living. Conveniently located close to local schools, this residence offers a perfect blend of tranquillity and accessibility. Whether you're looking to settle down or expand your family, this charming abode is sure to capture your heart.

Access into this wonderful family home is via a porch leading through to the hallway. The modern kitchen is set to the front of the property and offers a dining area which is ideal for busy family mornings or simply creating tasty culinary dishes. The warm and cosy lounge is set to the back of the property and has an open plan feel as the conservatory is accessible through the double doors, and then into the garden. This space is perfect for family gatherings and for entertaining guests. Completing the ground floor is a separate utility room and convenient WC.

To the first floor, you are presented with a galleried landing allowing access to all four bedrooms and also a well equipped family bathroom. All bedrooms offer integrated wardrobes and bedroom one boasts an En-suite.

## GARDEN

Complimenting this wonderful home is the rear garden which has been maintained to a high standard, surrounded by well established shrubbery and mature plants. This garden has the perfect blend of lawn and patio areas making this space something for all members of the family to enjoy. To the front of the property is driveway parking suitable for multiple cars along with a garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.07m x 4.44m Lounge
- 7.11m x 2.66m Kitchen/Dining Room
- 3.80m x 3.88m Conservatory
- 1.79m x 2.66m Utility Room
- 1.45m x 0.97m WC

- 5.56m x 2.56m Garage

### FIRST FLOOR

- Landing
- 3.55m x 4.54m Bedroom One
- 1.72m x 2.66m En-suite
- 3.33m x 2.56m Bedroom Two
- 2.96m x 2.75m Bedroom Three
- 2.79m x 2.66m Bedroom Four
- 1.84m x 2.17m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

## 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 15.8 miles via M62
- Chester City Centre 26 miles via M56

(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.



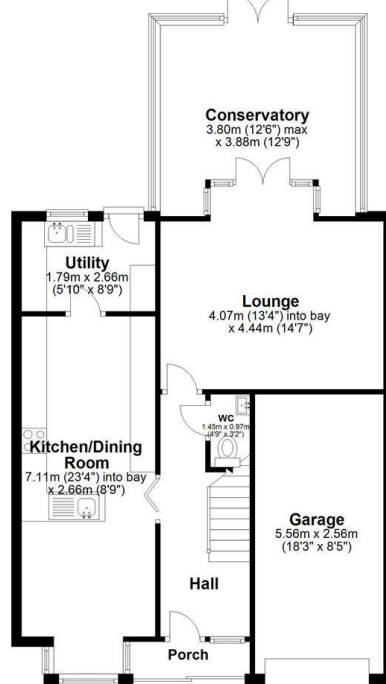


## IMPORTANT NOTICE

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

Main area: approx. 64.7 sq. metres (696.1 sq. feet)  
Plus garage, approx. 14.2 sq. metres (153.2 sq. feet)

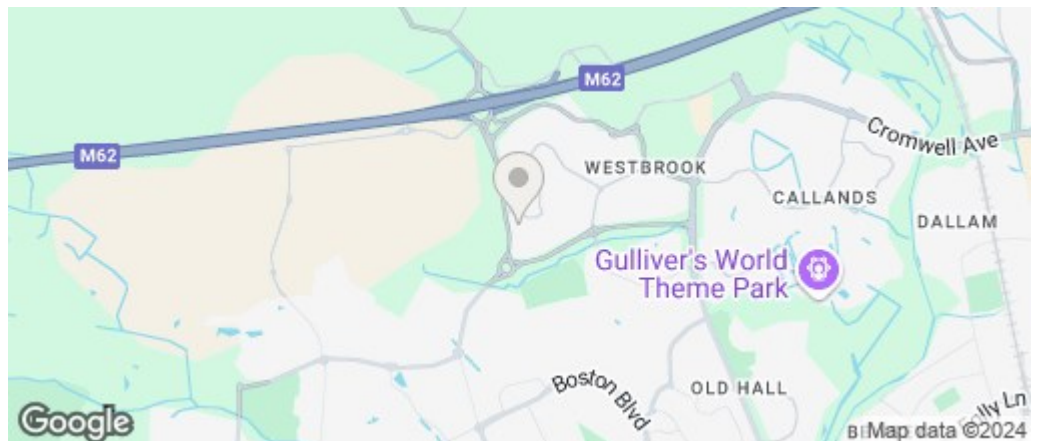


### First Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



Main area: Approx. 121.5 sq. metres (1308.1 sq. feet)  
Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)



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