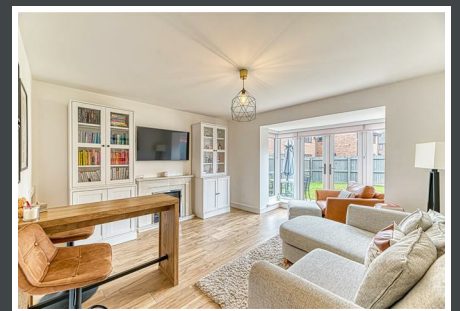
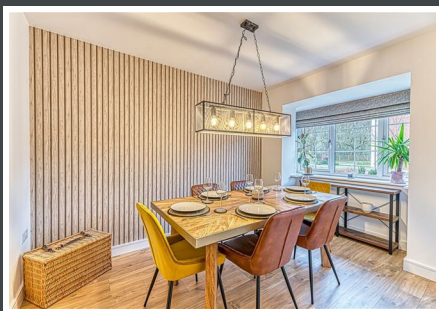




Tranquillity Square, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Interior
- Three Double Bedrooms
- Close to Local Schools
- Modern Integrated Kitchen
- Multi Functional Room
- Detached Family Home
- Freehold
- Fantastic Location
- Inviting Garden
- Driveway Parking

DESCRIPTION

With no chain, this exquisite family home is perfectly positioned in a new estate of Westbrook. Comprising of three spacious bedrooms, a stunning kitchen, a private enclosed garden and has the added benefit of an multifunctional space. Being within walking distance to local amenities and schools, this home is perfect for the growing family and viewings come highly recommended.

Access into the modern and sleek home is via a welcoming hallway, allowing access to all areas on the ground floor. The well-presented dining room with the bay window is a great space for entertaining guests. At the rear is the lounge, with its patio doors opening to the private garden it allows natural light to flood the space, creating a bright and airy atmosphere. The kitchen provides ample storage space and includes integrated appliances throughout.

One of the unique features of this property is the converted garage, which now serves as a utility room and an additional diverse space, perfect for a home office, gym, or playroom. To the first floor, you are presented with three double spacious bedrooms and a three-piece family bathroom. The master bedroom offers an ensuite with shower.



GARDEN

At the rear the property boasts from a generous size, low maintenance garden for all the family to enjoy. Having the perfect mixture of grass and patio, this home enjoys a fabulous outdoor setting for family BBQ's during the summer months along with low key gatherings. To the front, there is a large driveway suitable for multiple cars and on road parking is available.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge: 4.81m x 3.98m
- Kitchen: 3.67m x 2.73m
- Dining Room: 3.70m x 2.46m
- Office/Functional Space: 2.71m x 2.96m
- Utility: 1.99m x 2.96m
- W.C: 1.16m x 1.62m

FIRST FLOOR

- Landing
- Bedroom One: 3.45m x 3.75m
- Ensuite: 1.38m x 2.58m
- Bedroom Two: 3.26m x 3.64m
- Bedroom Three: 3.74m x 3.07m
- Bathroom: 2.19m x 2.48m

SERVICES

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

LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of highly achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

DISTANCES

- Asda Shopping Centre 0.4 mile walk
- Gulliver's World 0.7 mile walk
- Warrington Town Centre 2.5 miles
- Manchester Airport 22 miles via M56
- Manchester City Centre 20.7 miles via M56
- Liverpool City Centre 15.7 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

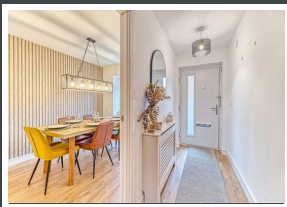
Tenure: Freehold

(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.



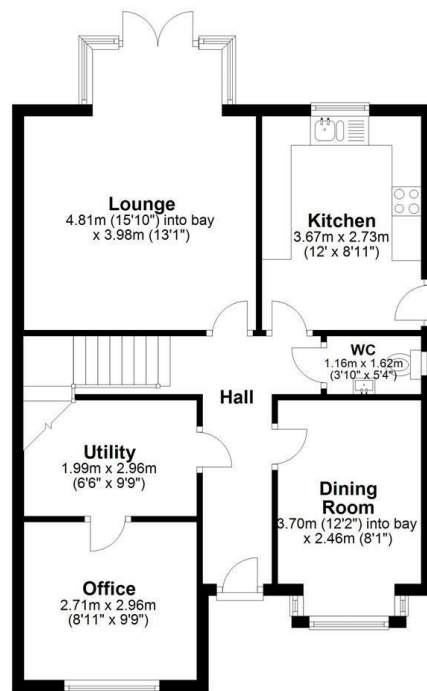


IMPORTANT NOTICE

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.

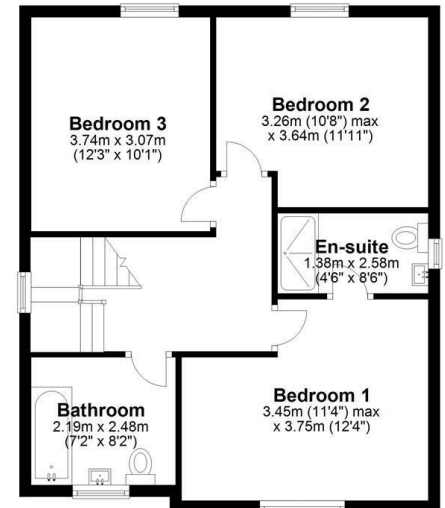
Ground Floor

Approx. 63.2 sq. metres (680.0 sq. feet)

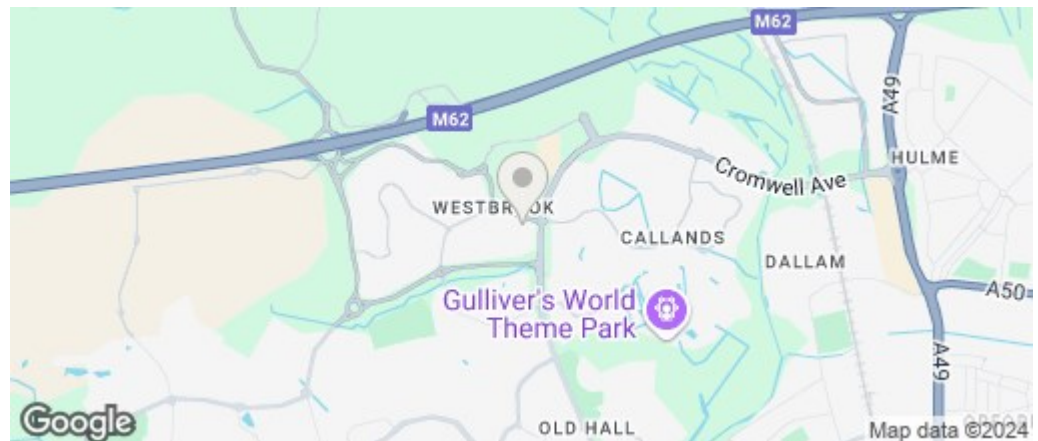


First Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



Total area: approx. 119.1 sq. metres (1282.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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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