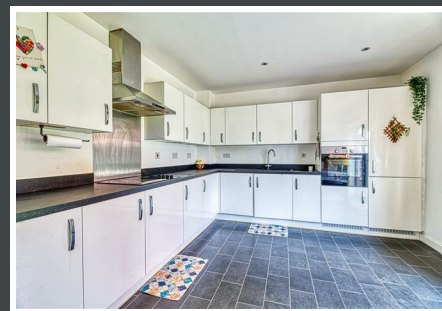




# Carina Park, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Family Home
- Freehold Title
- Three Bedrooms
- Two Bathrooms
- Driveway Parking
- Close To Amenities
- Close To Schools
- Private Garden
- Neutral Decor
- Great Transportation Links

## DESCRIPTION

Offered for sale with a freehold title, we proudly present this wonderful three bedroom detached home that awaits its forever owner! Offering the perfect blend of spacious living and modern comforts, this property is the perfect place for a family to reside. Located in the heart of Westbrook, this property provides easy commutes to local amenities, shops and schools making the morning commute a blast.

Entry to the property is granted via the hallway providing access to all areas of this home. To the left of the hallway you will find the family lounge, this is a large space that provides a comfortable environment for family relaxation, featuring a beautiful bay window allowing for natural light to flood this space radiating a bright and airy ambience. Adjacent to the lounge, you will find the kitchen/diner, a wonderful open-plan space that offers ample storage space, modern appliances and a clear view of the rear garden - great for supervising the children whilst preparing dinner!

As you ascend the staircase you will find three great sized bedrooms and two bathrooms. Bedroom one features integrated wardrobes perfect for space utilisation and the added benefit of a private En-suite bathroom adding a sense of luxury to this home. The other two bedrooms provide a blissful retreat after a working day, providing ample space for your furniture designs to come to life. The first floor concludes with a family bathroom providing all of the necessities for your daily routine.



## GARDEN

To the rear of the property you will find a private garden featuring lush green grass and a separate area for outdoor dining. This garden provides a safe space for children and pets to play and is the perfect place to enjoy the summer sun. Parking can be found to the side of the property.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.05m x 3.30m Lounge
- 3.48m x 4.36m Kitchen/Dining Room
- 2.79m x 1.00m Utility Room
- 1.72m x 1.00m WC

### FIRST FLOOR

- Landing
- 3.44m x 2.86m Bedroom One
- 2.03m x 2.50m En-suite
- 2.95m x 3.05m Bedroom Two
- 2.95m x 2.32m Bedroom Three
- 2.28m x 1.70m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Sky)

## 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

- Gemini Business Park 1 mile
- Warrington Town Centre 3.5 miles
- Liverpool City Centre 16 miles via M56
- Manchester City Centre 20 miles via M56
- Manchester Airport 21 miles via M56
- Chester City Centre 33 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

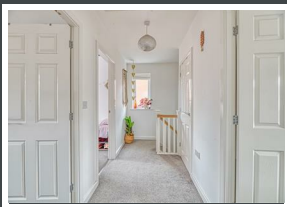
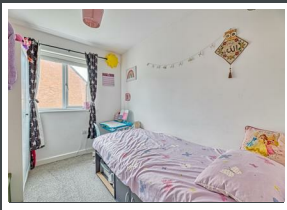
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

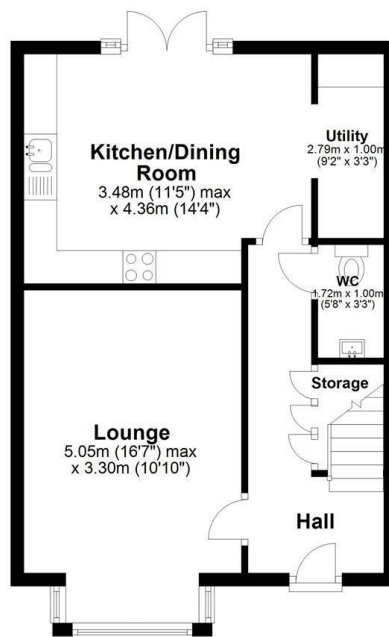
Not included in the asking price. These items may be available under separate negotiation.



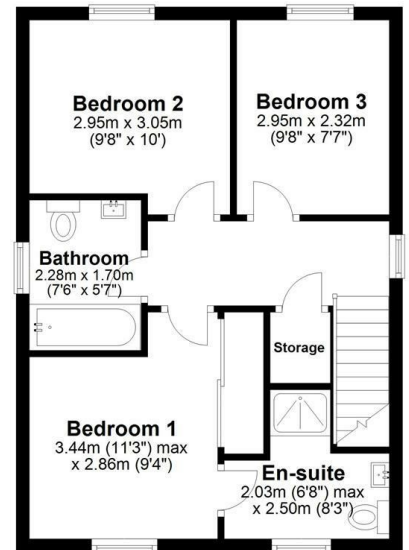




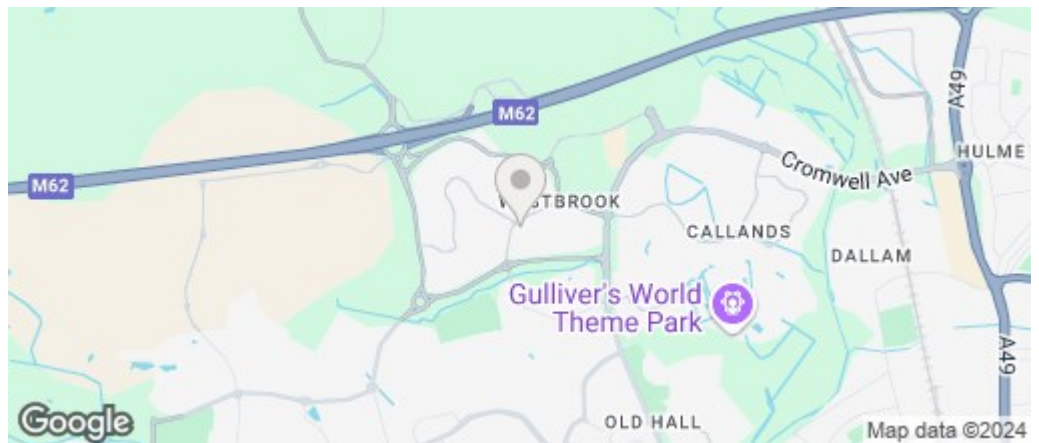
**Ground Floor**  
Approx. 44.5 sq. metres (479.1 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (462.3 sq. feet)



Total area: approx. 87.5 sq. metres (941.4 sq. feet)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</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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