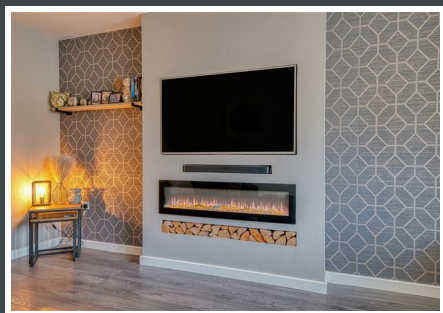




Octans Road, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Freehold Title
- Driveway Parking
- Near to Amenities
- Two Bathrooms
- Three Bedrooms
- Modern Kitchen
- Great Location
- Transport Links
- Attractive Garden

INTERNAL

This family home showcases a bright and inviting lounge with a standout bay window, providing the perfect family room for making memories and evenings at home. In addition to this is the beautifully bright open-plan kitchen and dining area, overlooking the garden which offers an ideal setting for family gatherings, al fresco dining and entertaining guests. The kitchen features sleek cabinetry, integrated appliances, and ample counter space for effortless meal preparation and busy family life.

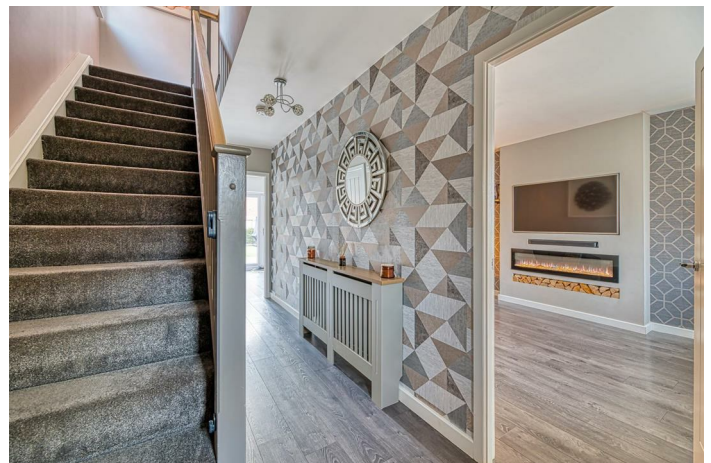
The first floor is home to three bedrooms, including a master bedroom with an En-suite, plus two additional well-sized rooms ideal for children, guests, or a home office. Completing the upstairs is the family bathroom.

GARDEN

The attractive garden has been thoughtfully designed and landscaped to offer a fantastic outdoor space, ideal for relaxation, family play time and entertaining during the warm summer months. To the front, there is driveway parking for two vehicles and an EV charging point.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)



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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Freehold

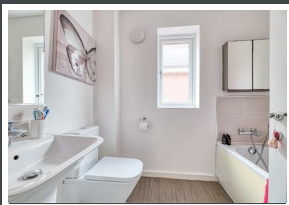
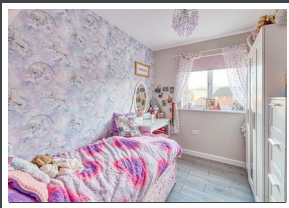
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

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.

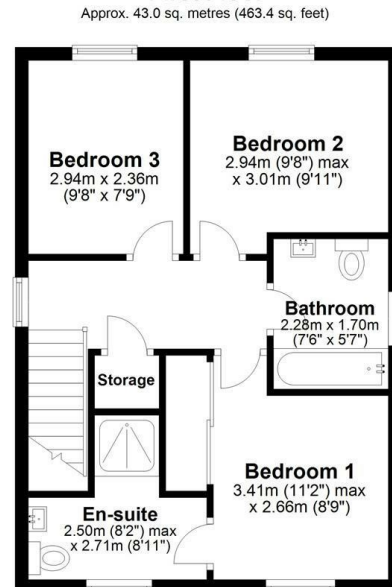
Ground Floor

Approx. 44.8 sq. metres (482.0 sq. feet)

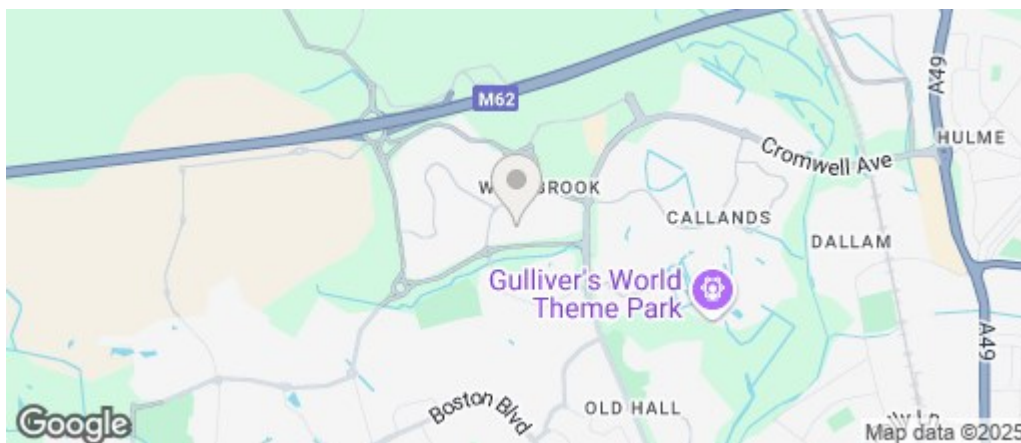


First Floor

Approx. 43.0 sq. metres (463.4 sq. feet)



Total area: approx. 87.8 sq. metres (945.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070