



Butts Green, Westbrook Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Modern Decor
- Driveway Parking
- Close To Schools
- Large Private Garden
- Freehold Title
- External Outbuildings
- Close To Amenities
- EV Charging Point
- Two Bathrooms

INTERIOR

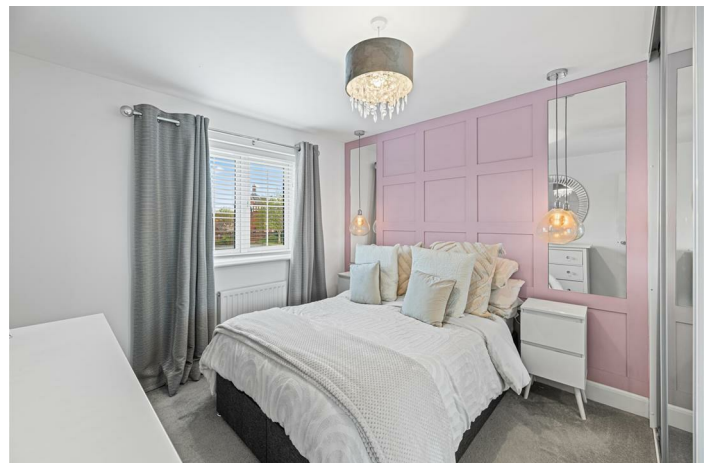
Now available to view, we proudly present this modern three-bedroom detached family home in the heart of Westbrook offering the perfect blend of style and functionality. Upon arriving at the property, you will be captured by the charming curb appeal this home has to offer. As you enter, you are welcomed by a spacious hallway leading to all areas of this home. To the ground floor you will find a spacious lounge featuring a feature media wall and artificial fire enhancing the warmth and charm this home has to offer. Adjacent to the lounge, you will find the heart of the home - a contemporary kitchen equipped with integrated appliances and sleek countertops, seamlessly flowing into an open-plan dining area ideal for entertaining. As you ascend the staircase to the first floor, you will find three well-proportioned bedrooms, including a master suite with an ensuite bathroom. The additional bedrooms share a stylish family bathroom.

GARDEN

At the rear, this property boasts a spacious, low-maintenance garden designed for effortless enjoyment. Featuring high-quality artificial grass, a patio, and a separate paved area, it offers the perfect space for family gatherings and outdoor relaxation. A standout highlight is the stunning garden room, currently serving as a stylish home bar and lounge—an ideal retreat for entertaining or unwinding in comfort.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage Mains
- Broadband Availability: Up to 900Mb (Via BT)



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

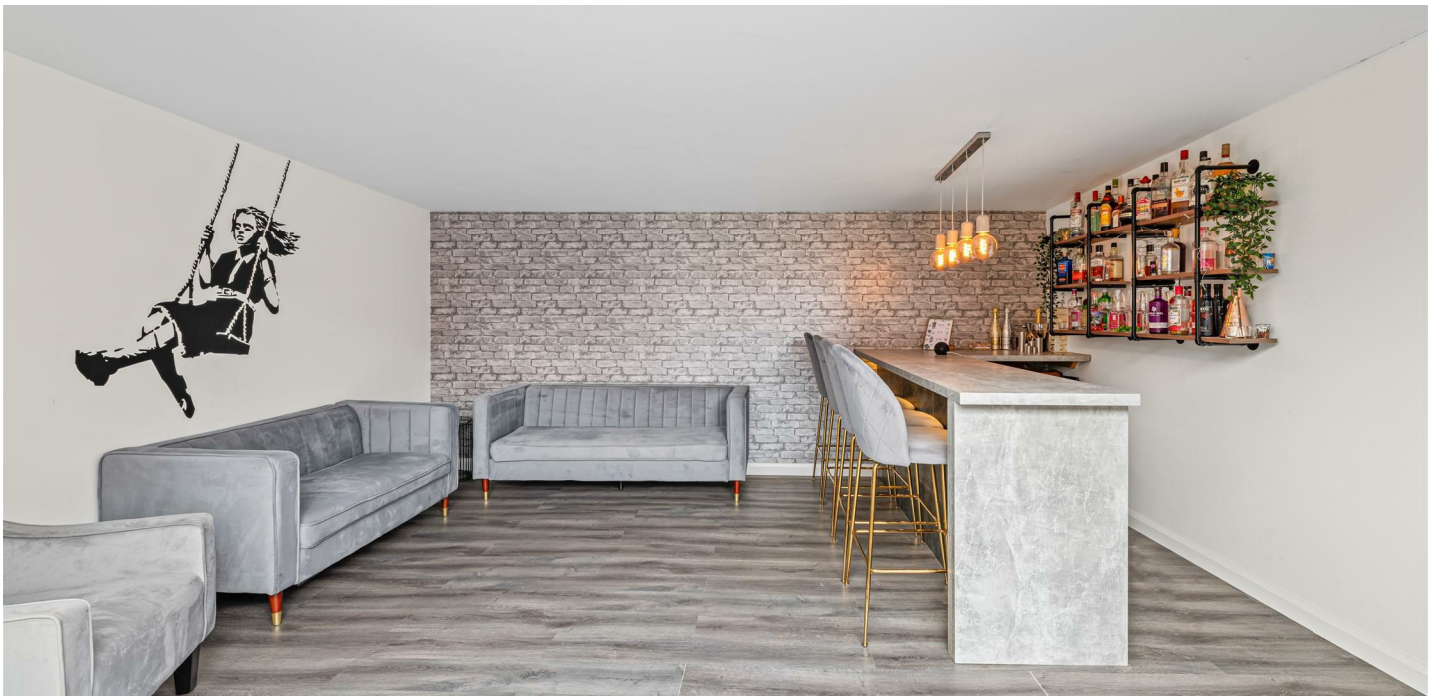
Tenure: Freehold

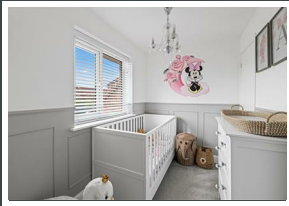
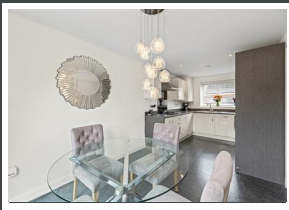
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



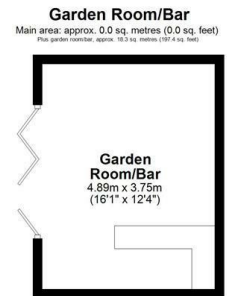
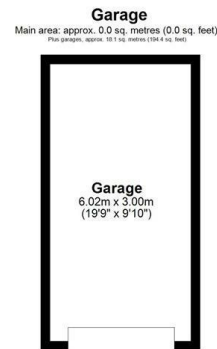
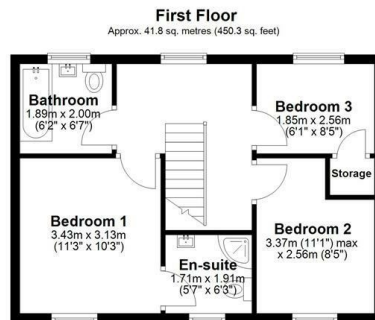
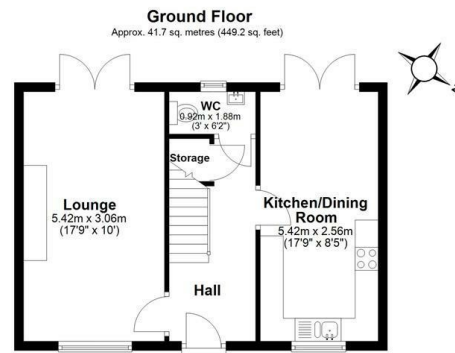


IMPORTANT NOTICE

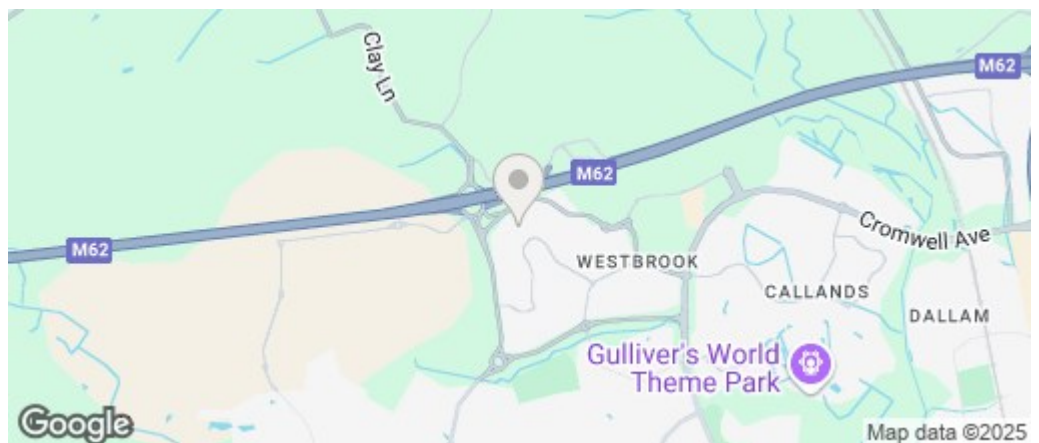
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Main area: Approx. 83.6 sq. metres (899.5 sq. feet)
Plus garages: approx. 18.1 sq. metres (194.4 sq. feet)
Plus garden room/bar: approx. 18.3 sq. metres (197.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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

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