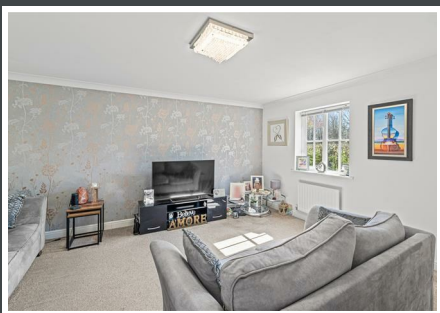




# Archers Green Road, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Townhouse
- No Onward Chain
- Ample Space
- Allocated Parking
- Excellent Schools
- Three Bedrooms
- Growing Families
- Three Storeys
- Wonderful Garden
- Local Amenities

## INTERIOR

This home is beautifully decorated and well-maintained throughout, an ideal move-in ready property! Upon entering, you are welcomed into a spacious and light-filled lounge, perfect for relaxation and entertaining. The open-plan kitchen and dining area is beautifully presented, providing ample space for family meals and gatherings. Completing the ground floor is a convenient WC, enhancing the practicality of the layout.

As you ascend to the first floor, you will find two double bedrooms, accompanied by a family bathroom. The second floor is dedicated to the master suite, which features an En-suite bathroom and a dressing area, creating a private retreat for relaxation and comfort.

## GARDEN

Perfectly positioned, to the rear the property boasts a low-maintenance garden, featuring a well-kept lawn and a generous patio area, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, there is a garage and an allocated parking space, as well as an additional space for parking, providing ample storage and convenience for your vehicles. The property also enjoys great views of Kingswood green.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

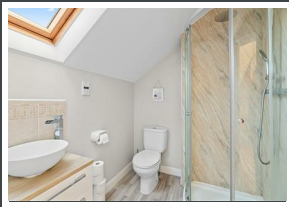
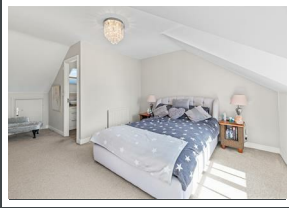
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.

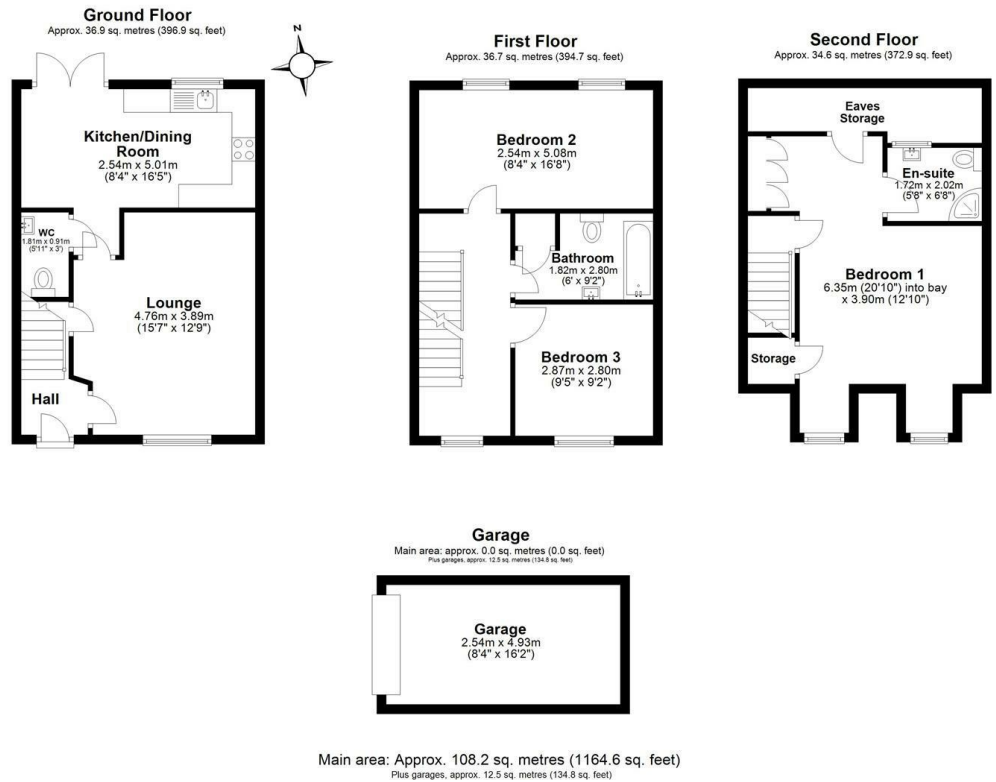






## IMPORTANT NOTICE

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.



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