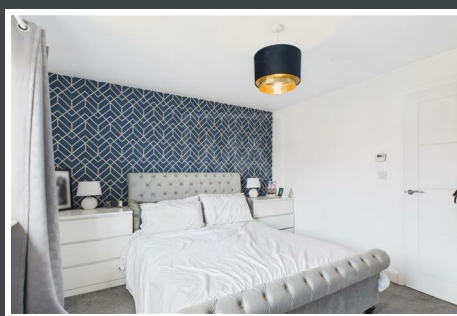
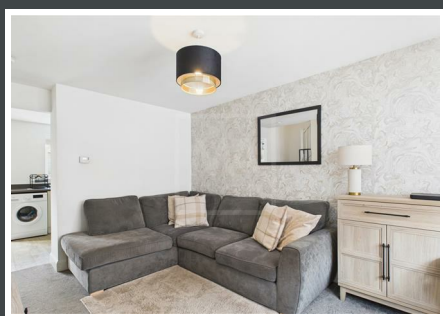




Bodkin Green, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Affordable Home
- Two Bedrooms
- Driveway Parking
- Great Motorway Links
- Modern Home
- 70% Shared Ownership
- Criteria Applies
- Sought-After Location
- First Time Buyers
- Move-In Ready!

INTERNAL

An excellent opportunity to purchase a 70% share in this well-maintained and stylish two-bedroom home, perfectly suited to first-time buyers looking for a modern, affordable step onto the property ladder. The heart of the home is the contemporary kitchen diner, fitted with modern units, integrated appliances, and plenty of space for dining with the added benefit of French doors, opening into the garden. Ideal for both everyday living and entertaining. Completing the ground floor is the bright and welcoming living space with a neutral, modern décor that's ready for you to add your personal touch.

Upstairs, both bedrooms are light and airy, offering ample space for furniture and storage making this perfect for a growing family, home office, or guest room. Completing the property is a sleek, well-appointed bathroom featuring a full-sized bath with overhead shower, stylish tiling, and modern fixtures.

GARDEN

The rear garden offers a blank canvas with plenty of potential to landscape or create an outdoor entertaining space. A perfect area for relaxing or for children to play whilst the off-road parking on the driveway adds convenience and peace of mind. Situated in a popular residential location, this home offers spacious living, modern finishes, and superb transport links.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

****PURCHASING CRITERIA:** First-time buyer (or existing shared owner moving to another shared ownership home) **



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

Council Band: B

Tenure: Leasehold

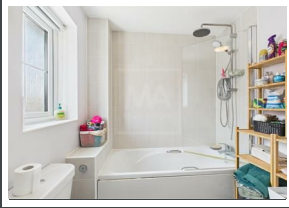
(Property tenure to be confirmed by solicitors)

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.



Ground Floor



Floor 1

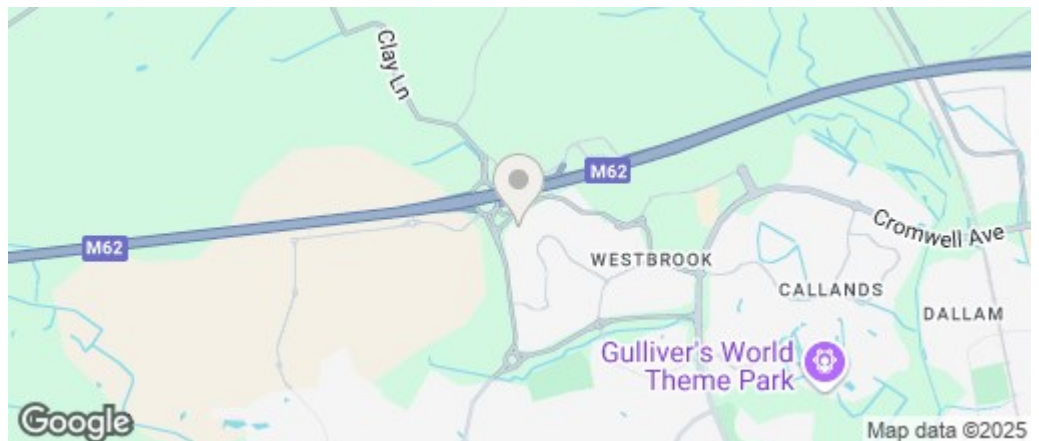


Approximate total area¹
609 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(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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