



# Garwood Close, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Family Home
- Freehold Title
- Spacious Garden
- Conservatory
- Near To Motorway Links
- Three Double Bedrooms
- Driveway Parking
- Ample Potential
- No Onward Chain
- Close To Amenities

## INTERNAL

Nestled in a quiet, sought-after location, the property benefits from freehold title, driveway parking, and a generously sized family garden surrounded by mature greenery – perfect for outdoor living and entertaining. The property opens into a welcoming entrance hall leading to a bright lounge featuring a large bay window, perfect for relaxing with the family. The separate dining room provides entry into the conservatory offering views over the rear garden and has potential to be opened up or converted into a larger open-plan space if desired (subject to planning permissions). The kitchen and utility room are well-proportioned and offers scope for full modernisation and redesign to suit contemporary family living.

Upstairs, you'll find three bedrooms fantastic sized, each offering plenty of natural light and space. Bedroom one benefits from a great-sized En-suite whilst the family bathroom provides comfort and privacy for all family members and guests.

## GARDEN

The property is set back from the road with ample curb appeal and a private driveway providing off-road parking for multiple vehicles. To the rear, the spacious garden is a true highlight – featuring mature trees, shrubs, and lawned areas that offer both privacy and a peaceful setting for outdoor enjoyment.

## SERVICES

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

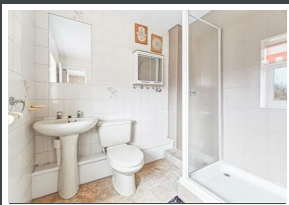
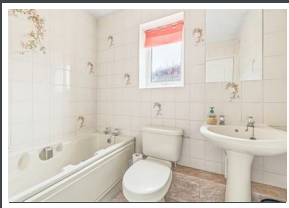
Not included in the asking price.

Items may be available under separate negotiation.







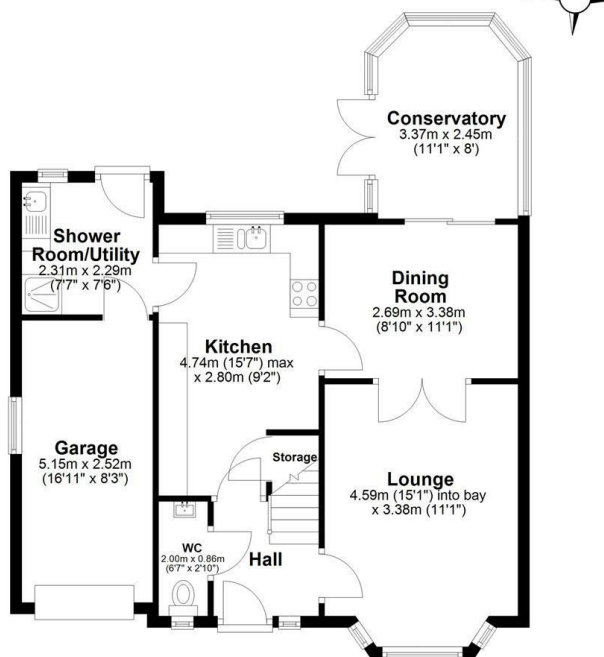


## IMPORTANT NOTICE

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.

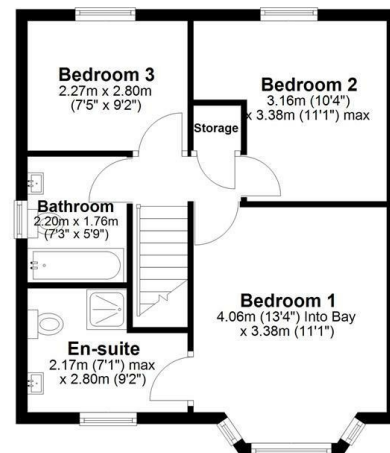
### Ground Floor

Approx. 71.4 sq. metres (768.2 sq. feet)

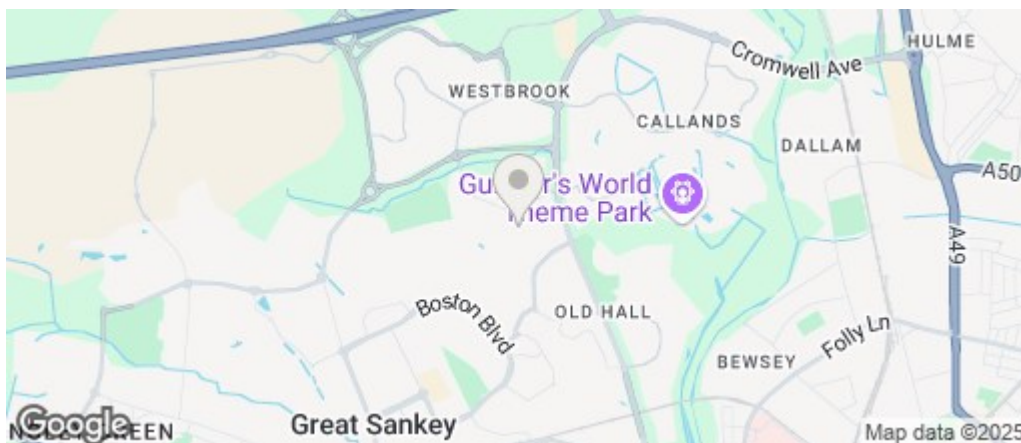


### First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 115.4 sq. metres (1242.7 sq. feet)



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