



# Falconers Green, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Family Home
- Four Bedrooms
- Generous Plot
- Close To Motorway
- Ample Driveway Parking
- Quiet Cul-De-Sac
- Peaceful Location
- Thoughtfully Extended
- Double Detached Garage
- Beautifully Maintained

## INTERNAL

This home combines comfort, style, and location, making it a rare find in today's market. Upon entering, you are welcomed into a spacious hallway, providing entry to all areas of the home. The beautifully bright lounge is the perfect setting for family evenings at home whilst the spacious open-plan kitchen/dining/family room is the heart of the home. A warm and inviting space featuring a modern kitchen offering integrated appliances and the addition of the fabulous extension with direct access into the garden, ideal for entertaining and family gatherings. The conservatory provides a further family room showcasing views of the stunning plot and garden. Completing the downstairs is the home office, utility area and the convenient WC.

Upstairs, the property offers four bedrooms, three of which are double bedrooms. The master bedroom benefits from a modern En-suite bathroom along with bedroom two featuring an En-suite for added privacy. The remaining bedrooms share access to a stylish family bathroom with modern fixtures and fittings.

## GARDEN

The standout feature of this home is its substantial garden bordering the local woodland, wrapping around the property and offering multiple seating areas, a large lawn, and a high degree of privacy. Whether you enjoy summer BBQs, gardening, or relaxing in nature, this outdoor space delivers it all. The detached double garage provides additional storage or workshop potential, alongside a private driveway with ample parking for multiple vehicles.

## 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

**Council Band:** F

**Tenure:** Freehold

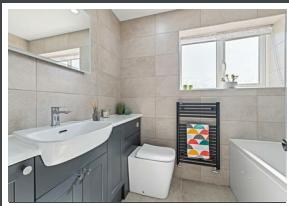
(Property tenure to be confirmed by solicitors)

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

Not included in the asking price.

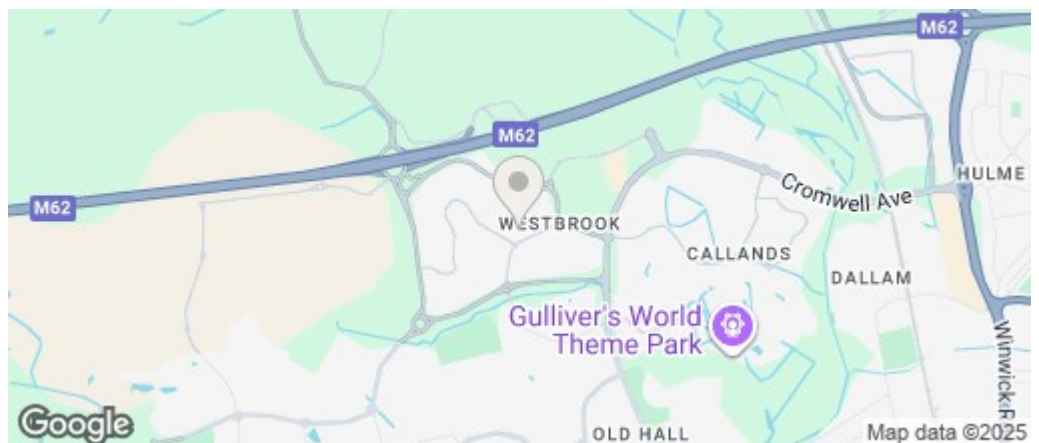
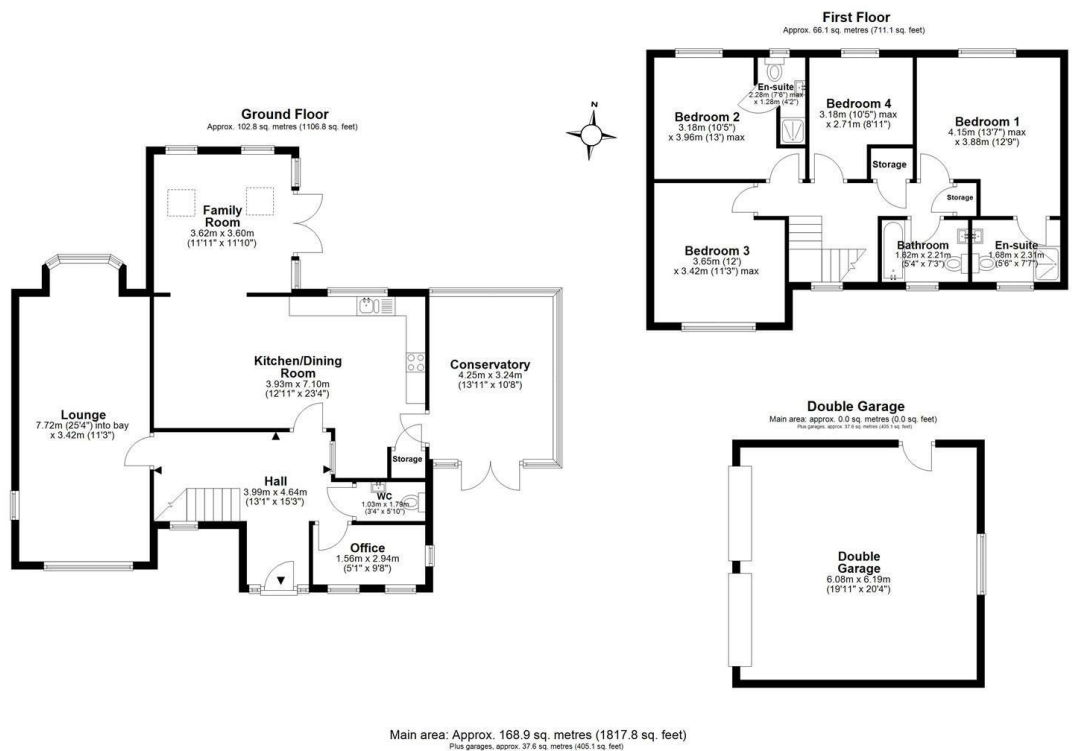
Items may be available under separate negotiation.






## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(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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