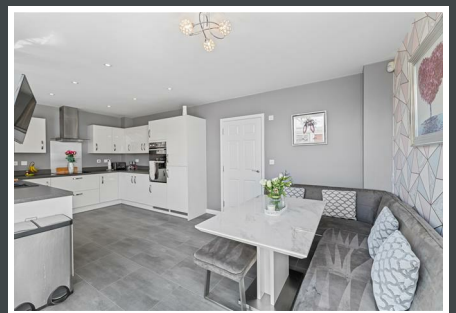




# Volans Drive, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedroom
- Driveway Parking
- Freehold
- Heated Outdoor Seating
- Close To Schools
- Detached Home
- Private Garden
- Close To Amenities
- Sought-After Location
- Garage

## INTERIOR

Step inside this beautifully designed home and follow the welcoming hallway, where a convenient WC and utility room lie to your left, and a spacious lounge with a charming bay window awaits on your right. Continue through to the rear of the property you will find the heart of the home—a bright and spacious open-plan kitchen and dining area, flooded with array of natural light. This warm and welcoming space features integrated appliances and elegant French doors that open onto the garden, perfect for entertaining or enjoying family meals.

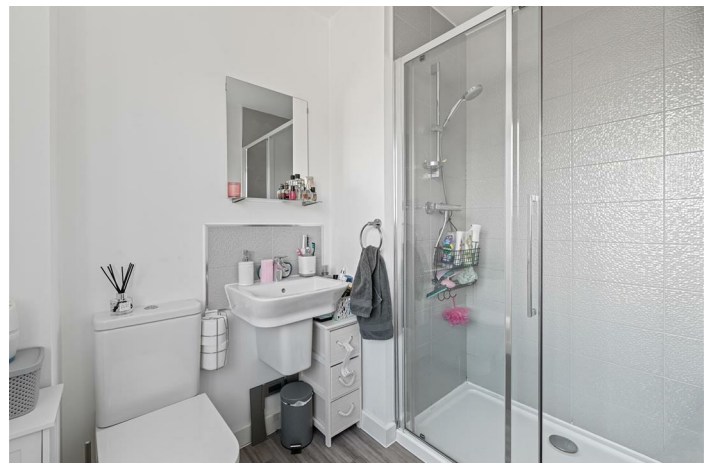
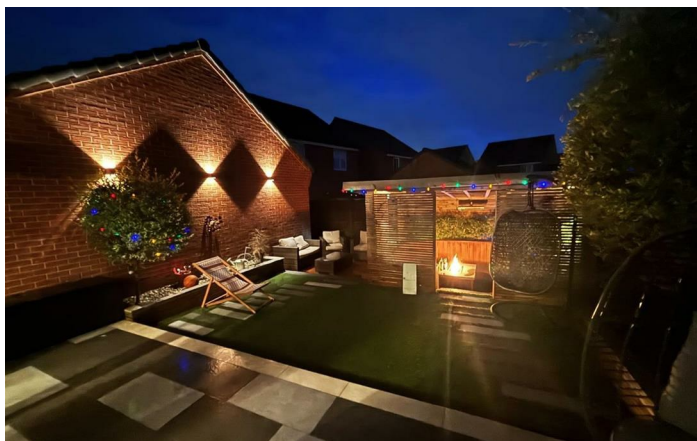
As you ascend the stairs to the first floor you will find three of the four bedrooms as well as the main family bathroom. The largest of the three bedrooms on this floor is served by its own ensuite adding a sense of luxury to this space. The second floor boasts a private and spacious master suite that boasts a private En-Suite and wide fitted wardrobes perfect for space utilisation - This bedroom spans the entire top floor, offering a serene and private retreat.

## EXTERIOR

The garden is a true highlight of this property. It is low-maintenance throughout, with a lovely paved area in front of the house and raised beds bordering the lawn. At the bottom of the garden there is a beautiful, sheltered seating area where you can relax in the sun, or huddle around a cosy firepit and keep enjoying the outdoors into the night.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (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:** E

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

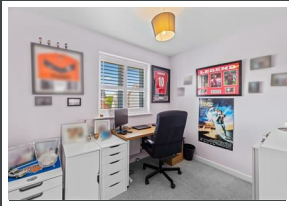
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.



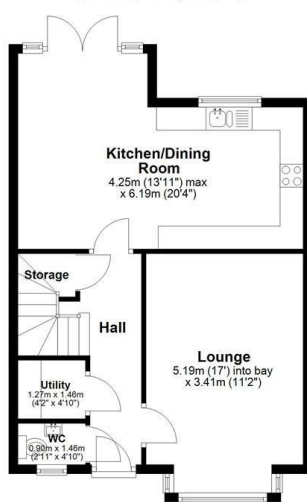




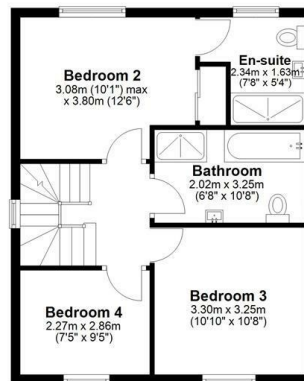
## IMPORTANT NOTICE

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.

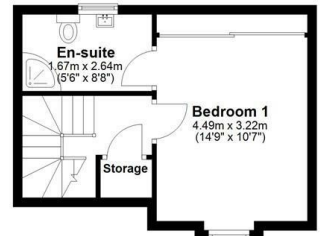
**Ground Floor**  
Approx. 52.6 sq. metres (566.4 sq. feet)



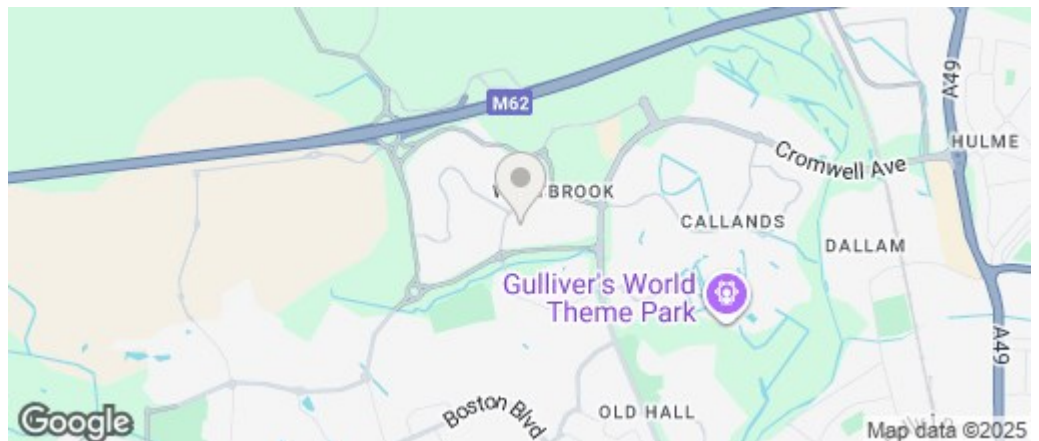
**First Floor**  
Approx. 48.6 sq. metres (522.6 sq. feet)



**Second Floor**  
Approx. 26.1 sq. metres (281.0 sq. feet)



Total area: approx. 127.3 sq. metres (1370.0 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 85                      |           |
| (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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