



BUTTS GREEN
WESTBROOK
WARRINGTON
WA5 7XT



BUTTS GREEN, WESTBOOK, WARRINGTON, WA5 7XT

Attractively located at the heart of the highly sought-after Butts Green in Westbrook, this beautifully presented two-bedroom first-floor executive apartment offers contemporary living in a prime commuter location.

Finished to a high standard throughout, the property features a bright and spacious open-plan living room and kitchen, complete with a Juliet balcony overlooking immaculately maintained communal gardens and parkland—perfect for enjoying peaceful views all year round.

The apartment also benefits from a modern shower room, allocated parking, and secure bicycle storage. With excellent access to the motorway network, it's ideally suited for professionals or couples seeking stylish, low maintenance living in a convenient and tranquil setting.

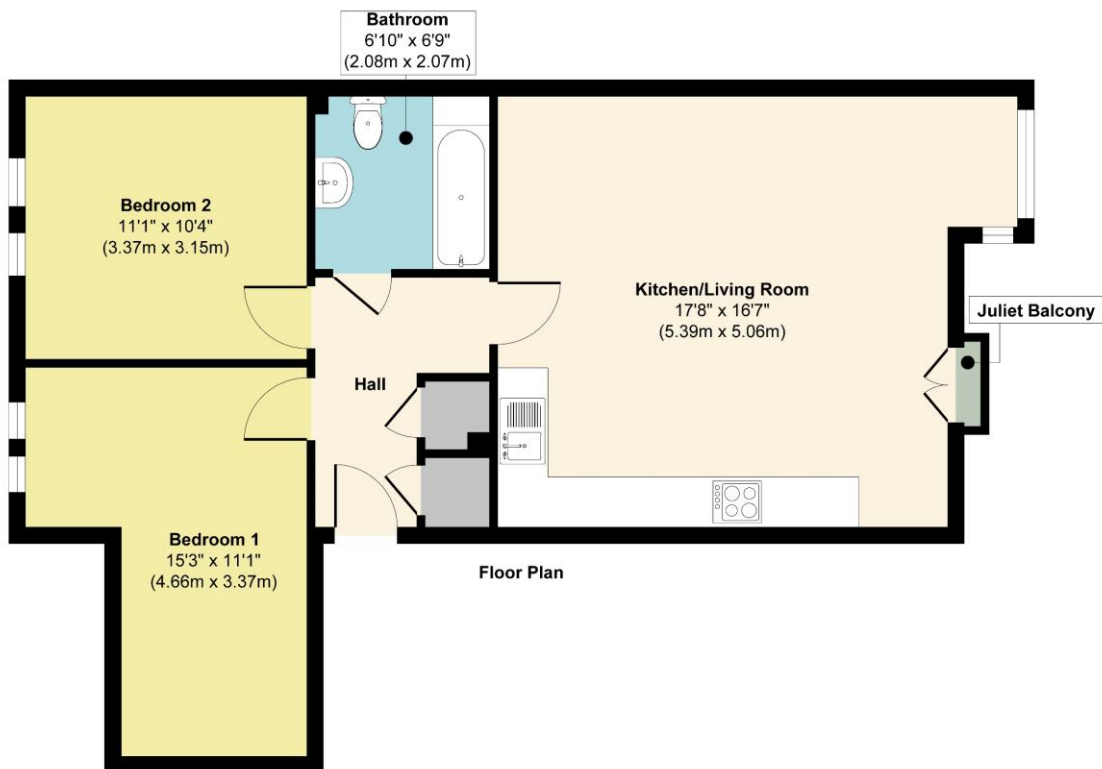
Key Features:

- Two generous bedrooms
- Contemporary open-plan kitchen/living area
- Juliet balcony with garden views
- Shower room
- Allocated parking space
- Bicycle storage
- First-floor location
- Popular and well-kept development
- Excellent motorway access – ideal for commuters

Early viewing is highly recommended to appreciate the location and quality of this executive apartment. Perfect for a professional individual or couple. Call Fraser Reeves to arrange your viewing on 01925 222555







Approx. Gross Internal Floor Area 679 sq. ft / 63.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: Standard - 13mbps download, 1mbps upload,
Superfast 186mbps download, upload 26mbps, Ultrafast
1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 87%, EE 84%, O2 75%, 3
81%

Flood Risk: Low (surface water), very low (rivers and sea).

Local Authority:

Warrington Borough Council

Council Tax:

Band B

Tenure:

Leasehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

rightmove

ZOOPLA
PrimeLocation

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

**FRASER
REEVES**