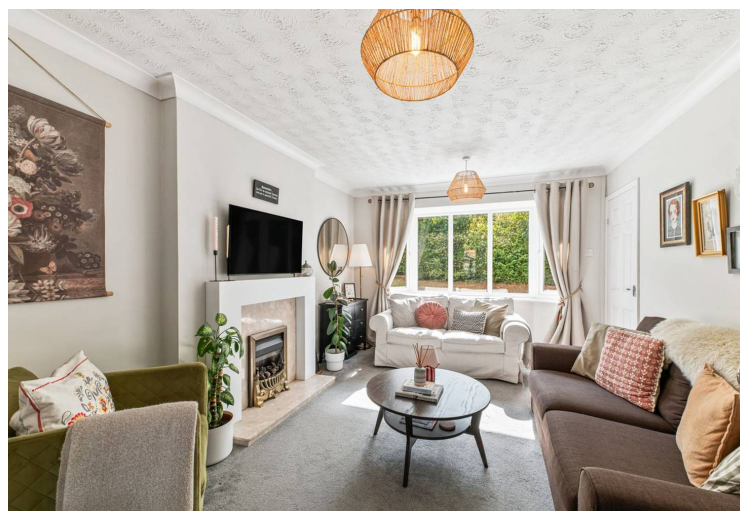




Barford Close, Westbrook

Freehold

Detached Family Home • Three Good Sized Bedrooms • Beautiful Open Plan Kitchen/Diner • Modern Interior • En-Suite Bathroom • Fantastic Garden Room • Well Maintained Garden • Driveway Parking • Freehold Title • Close to Excellent Schools



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The modern interior has been thoughtfully designed, with a welcoming entrance hall providing access to all areas of the ground floor. To the front of the property is a bright and airy living room, ideal for relaxing or entertaining guests. The lounge is beautifully decorated and features a gorgeous gas fire and a stunning bay window, allowing natural light to flood the room. Double doors lead through to the heart of the home, a stunning open-plan kitchen and dining area.

The contemporary kitchen is fitted with stylish units, integrated appliances and ample worktop space, while the adjoining dining area provides the perfect setting for family meals and social gatherings. Completing the ground floor is a convenient WC. Upstairs, you will find three generously sized bedrooms, each tastefully decorated and offering excellent flexibility for family living, guests or home working. The principal bedroom benefits from a stylish en-suite bathroom while the remaining bedrooms are served by a well-appointed family bathroom with a walk in shower.



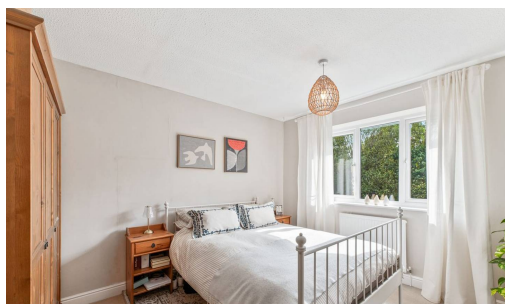
GARDEN

This property boasts a beautifully maintained garden, predominantly laid to a lush green lawn, complemented by a spacious patio area and additional paving, providing plenty of room for outdoor furniture and entertaining.

A fantastic garden room offers a versatile additional space, ideal for use as a family room, playroom or home office. Flooded with natural light, it creates a bright and comfortable environment that can be enjoyed throughout the year.

To the front of the property, there is a well-maintained lawn and a generous driveway providing ample off-road parking for multiple vehicles.

The property boasts a freehold title, ensuring peace of mind for the new owners, and is complemented by driveway parking for multiple vehicles. Located close to excellent schools, this home is perfectly positioned for families seeking quality education and convenient access to local



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.

Council Tax band: D

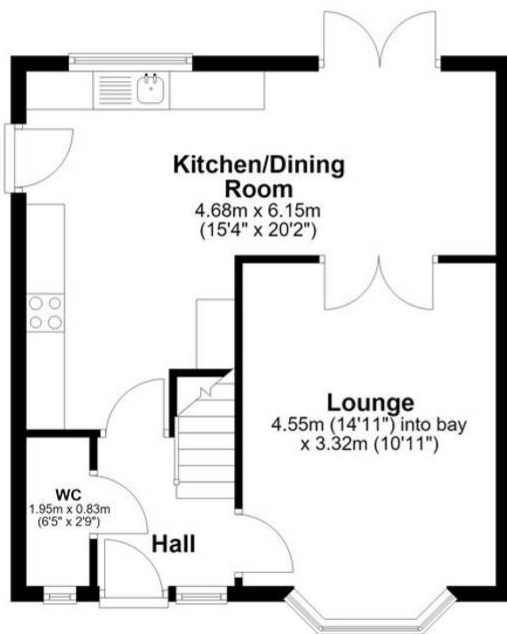
Tenure: Freehold

EPC Energy Efficiency Rating: C



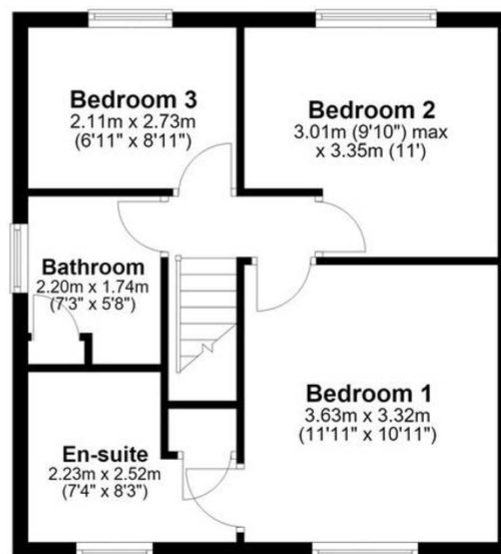
Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



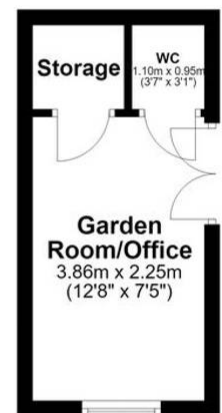
First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Garden Room/Office

Approx. 11.4 sq. metres (122.6 sq. feet)



Total area: approx. 94.4 sq. metres (1016.0 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.

Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us 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 representation of fact.

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