



Heralds Green, Westbrook Warrington, Cheshire

Four Bedrooms • Detached Home • Freehold Title • No Onward Chain • Sought After Location • Driveway Parking • Ideal Family Home • Spacious Living • Beautifully Presented • Charming Gardens



Mark Antony
SALES & LETTING AGENTS



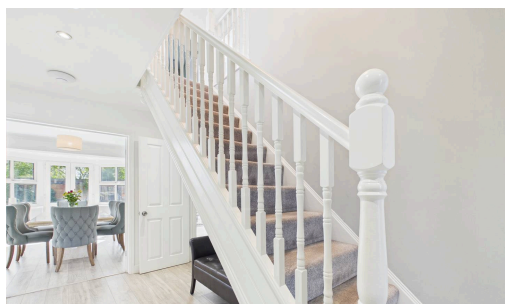
INTERIOR

Upon entering this inviting home, you are welcomed by a spacious hallway offering a glimpse of the style beyond. The first reception room is currently used as a home office, perfectly suited to modern work-from-home living.

An elegant dining room provides a warm and welcoming space for family meals and entertaining, enhanced by a bay window that enjoys lovely views of the garden and fills the room with natural light. The generously sized living room offers the ideal place to relax and unwind with family and friends.

A peaceful sunroom creates a tranquil retreat for reading or morning yoga, while an additional reception room with direct garage access adds further versatility. The bright kitchen is thoughtfully designed with ample worktop space, a large window and access to the rear garden and paved area, ideal for barbecues. A convenient ground-floor WC completes the layout.

Upstairs are four well-proportioned bedrooms, all with built-in wardrobes.



The elegant master bedroom benefits from an ensuite and abundant natural light, creating a luxurious retreat. The remaining bedrooms are bright, airy and generously sized, offering flexibility for family, guests or home working. A modern family bathroom completes the first floor.

GARDEN

To the rear of the property lies a beautifully maintained garden, ideal for enjoying the summer months or hosting memorable gatherings. Featuring a charming combination of patio seating and well-kept greenery, this outdoor space offers the perfect balance of relaxation and entertainment.

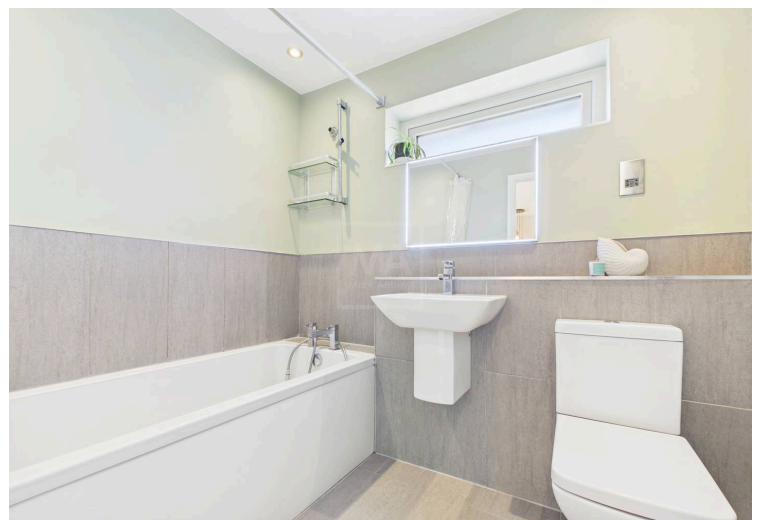
To the front, the home further benefits from an attractive garden that enhances its kerb appeal, alongside the added convenience of a private driveway and garage, providing ample parking and storage options.

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 is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

GENERAL INFORMATION

- › Council Tax band: F
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





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.