





Volans Drive, Westbrook

Warrington, Cheshire

Detached • Four Bedrooms • Excellent Position • Three Bathrooms And W.C • Open Plan Kitchen Diner • No Onward Chain • Freehold Title • Driveway And Garage • Green Outlook • Close To Local Amenities

Mark Antony

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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 and built in wardrobes, adding a sense of luxury to this space. The second floor boasts a private and spacious principal bedroom that boasts a private En-Suite, air conditioning and wide fitted wardrobes perfect for space utilisation - This bedroom spans the entire top floor, offering a serene and private retreat.



EXTERIOR

The property boasts a beautifully maintained and private rear garden, offering an excellent combination of outdoor space and low-maintenance living. Featuring an attractive artificial lawn bordered by raised timber-edged flower beds, the garden is complemented by an extensive paved patio, providing ample space for outdoor dining, entertaining and relaxation. The garden also benefits from access to the garage. A wonderful outdoor space, ideal for enjoying the warmer months with family and friends. To the front, the property is further enhanced by ample driveway parking as well as access to the garage. The property also enjoys a wonderful green outlook, creating a pleasant sense of privacy and tranquillity.





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. The area benefits from a range of great amenities; close to a Supermarket, Cinema and the recently developed Junction 9 retail park. 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.

GENERAL INFORMATION

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B











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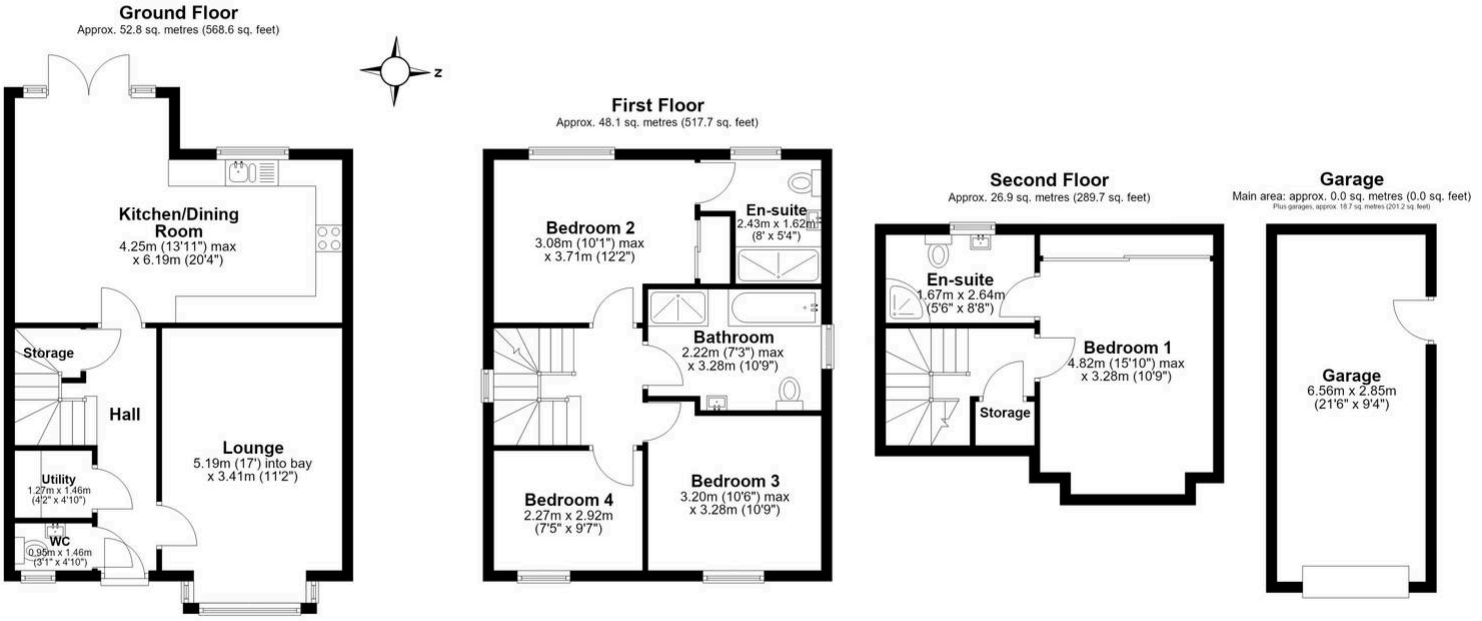

Main area: Approx. 127.8 sq. metres (1376.0 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.2 sq. feet)

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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