





Castle Green, Westbrook

Warrington, Cheshire

No Onward Chain • Three Bedrooms • Detached Property • Private Driveway • Excellent Location • Freehold Title • Generous Garden • Family Home • Close To Amenities • Ample Living Space

MA Mark Antony

Mark Antony

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SCAN ME!

INTERIOR

Entry is gained via a welcoming hallway, providing convenient access to all areas of the ground floor. To the right lies the spacious lounge, featuring a large window that allows for an abundance of natural light, complemented by neutral décor and a gas fireplace that creates a warm and inviting atmosphere. Leading through the lounge is the well-appointed kitchen diner, offering ample storage and an ideal layout for everyday living and entertaining, with pleasant views overlooking the garden. To the rear of the property, the conservatory provides a bright and airy additional living space, enhanced by panoramic windows and patio doors that open directly onto the garden. The ground floor further benefits from additional storage solutions and a convenient downstairs WC, adding to the practicality of this well-designed home.



Upstairs houses three well proportioned bedrooms, all flooded with natural light. The landing benefits from additional storage cupboard whilst bedroom one has built in wardrobes. Additionally, all bedrooms have access to the three piece bathroom suite.

EXTERIOR

The garden is a functional blend of patio and lawned area with an abundance of mature shrubbery, perfect for keen gardeners. With its private positioning, this space is perfect for indoor outdoor living and entertaining guests. To the front you will find a larger than most low maintenance garden with mature shrubbery leading to the the entrance. There is also ample off road parking as well as a handy garage, perfect for extra storage and added practicality.





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.

GENERAL INFORMATION:

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: C







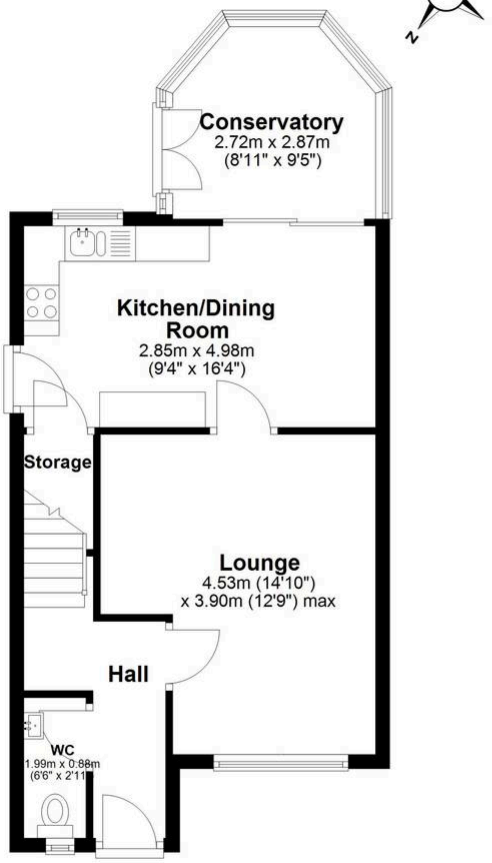




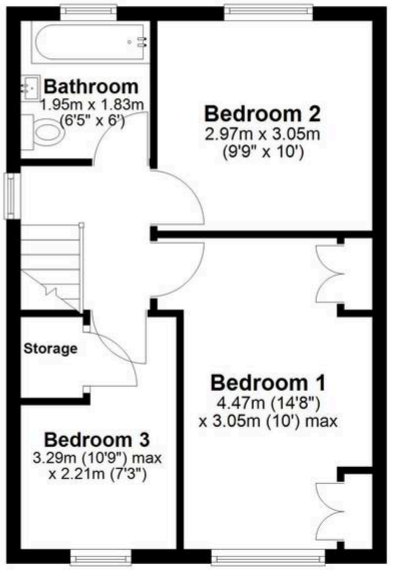
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Web: www.MarkAntonyEstates.com
Email: Office @ MarkAntonyEstates.com

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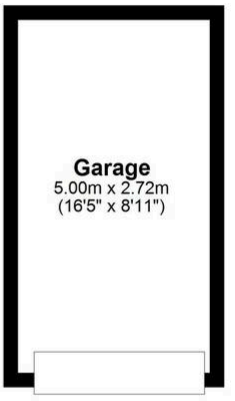
Ground Floor
Approx. 47.0 sq. metres (505.5 sq. feet)



First Floor
Approx. 37.3 sq. metres (402.0 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.4 sq. feet)



Main area: Approx. 84.3 sq. metres (907.5 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.4 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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