



## Butts Green, Westbrook Warrington, Cheshire

Three Storey • Four Bedrooms • Sought After Location • Garage • Close To Local Amenities • Beautifully Presented • Modern Interiors • Light And Airy • New Boiler Within The Last 2 Years • Ideal Family Home



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

As you step into this charming home, you're greeted by an inviting hallway offering immediate access to generous under-stair storage and a convenient WC. Following the natural flow of the property, you arrive in the beautifully presented kitchen, where sleek modern fittings make preparing home-cooked meals a pleasure. A stylish breakfast bar adds a welcoming touch, perfect for casual dining. Beyond this, the lounge awaits—bathed in natural light thanks to the double doors opening out to the garden—creating an ideal space for unwinding and relaxation.

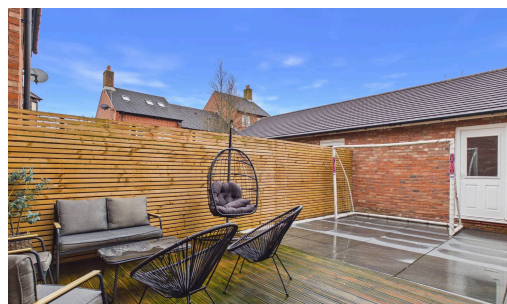
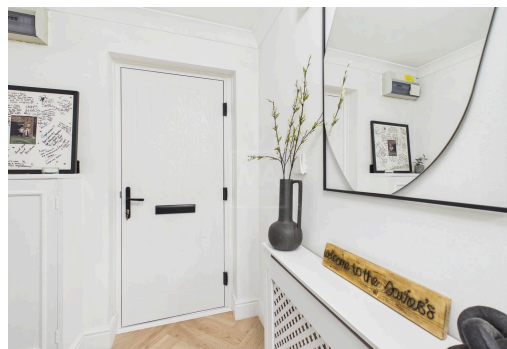
Ascending to the first floor, you'll find the fourth bedroom, a spacious and versatile room suited to a variety of uses. Adjacent sits the master bedroom, complete with built-in wardrobe space and a delightful ensuite, forming a private retreat to enjoy. This room is further enhanced by a charming Juliet balcony.

The top floor hosts the remaining two bedrooms, both offering ample space for rest and comfort. They are served by the modern family bathroom, featuring contemporary finishes to complete this well-designed home



## GARDEN

At the rear of the home, a charming garden retreat awaits—perfect for soaking up the summer sun and providing an ideal setting for relaxed family gatherings. The property also benefits from private parking as well as a garage, adding to the practicality.

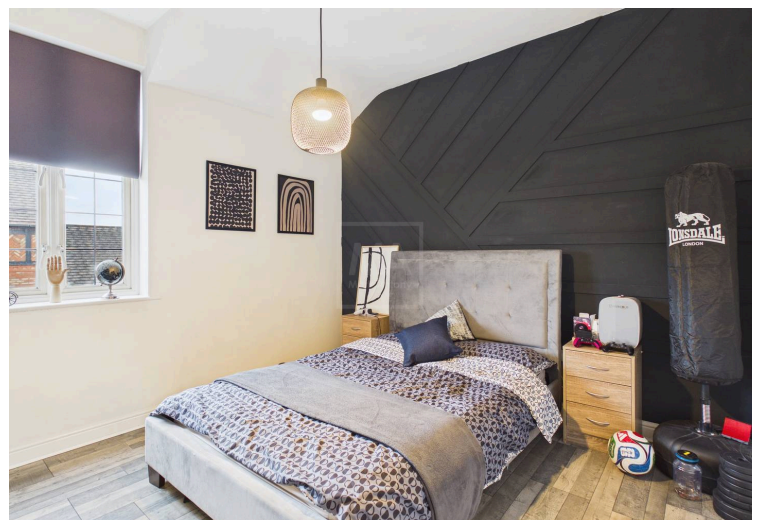
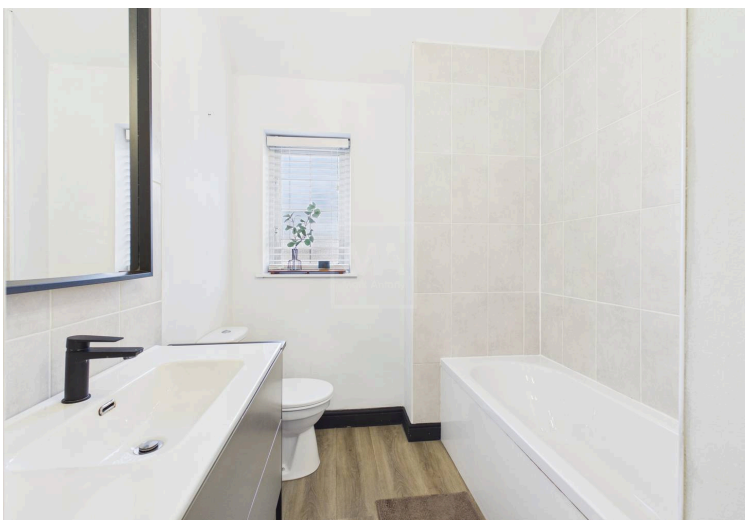


## LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages.

## GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: tbc





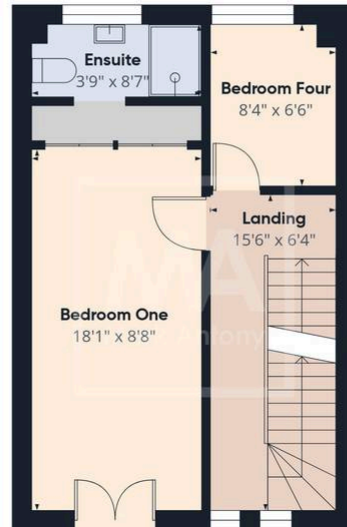
Tel: 01925 267070

Web: [www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)

Email: Office @ [MarkAntonyEstates.com](mailto:MarkAntonyEstates.com)



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1148 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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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