



3 Hydra Close, Westbrook

£320,000 Freehold

Three Bedrooms • Desirable Location • Driveway Parking • Solar Panels inc 2 x 3.3KW storage batteries • Discount To Market Scheme • Fully Integrated Kitchen • Open Plan Living • Freehold Title • Spacious Garden • Granite worktops



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering this highly desirable home, you are welcomed by a hallway that offers a glimpse of the charm that lies beyond. The first room is a bright and inviting living room, filled with natural light and providing the perfect space to relax or enjoy quality time with family and friends. Flowing seamlessly from here, the open-plan kitchen and dining area offers an excellent setting for preparing home-cooked meals and dining together. The ground floor is completed with generous storage solutions and a convenient WC, adding to the home's everyday practicality.

Ascending to the first floor, you will find the second and third bedrooms, both generously proportioned and ideal as peaceful retreats. A well-appointed family bathroom is also located on this floor for added convenience.

The home is completed on the second floor by an elegant master bedroom suite, featuring integrated wardrobes and a private en-suite, creating a stylish and comfortable sanctuary.



GARDEN

To the rear of the property is a delightful outdoor space, ideal for enjoying the summer sunshine and hosting family gatherings. The home further benefits from a driveway to the front, providing convenient off-road parking and added peace of mind.



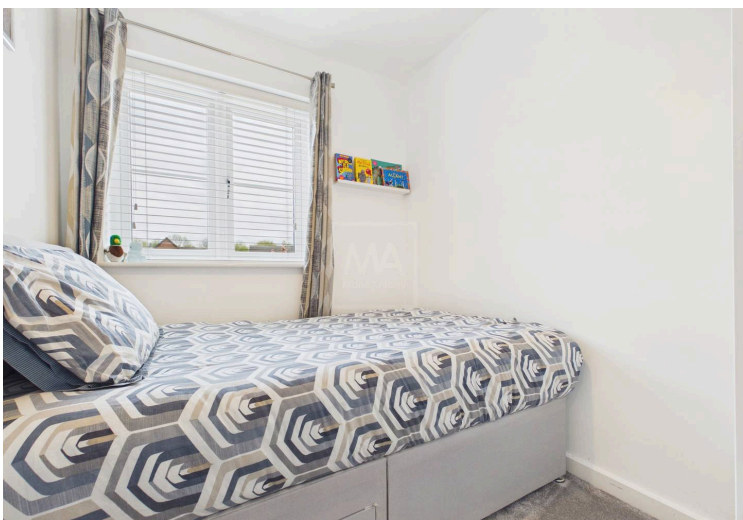
LOCATION:

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.

GENERAL INFORMATION:

Council Tax band: D

Tenure: Freehold





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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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