



Butts Green, Westbrook Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Duplex Apartment
- Sought After Location
- Beautiful Gardens
- Parking Available
- Light And Airy
- Spacious Living
- Charming Views
- First Time Buyers
- Close To Local Amenities

INTERIOR

As you step into the home, you are welcomed by a charming and spacious entrance hall that sets the tone for the beautifully presented interiors beyond. Immediately to your right lies a versatile office space, which can effortlessly serve as a third bedroom, if desired.

Moving forward, the lounge and dining area unfolds, enhanced by a delightful bay window that bathes the room in natural light. The seamless layout continues into the kitchen, an inviting space perfectly designed for preparing warm, home-cooked meals. This level is further complemented by a convenient WC.

Ascending to the first floor, you'll discover two generously sized bedrooms. The principal bedroom boasts its own En-suite and enjoys the added character of a bay window, flooding the room with natural light. Adjacent to the second bedroom is the well-appointed family bathroom, providing additional convenience for all family members and completing this thoughtfully designed layout.

EXTERIOR

This apartment enjoys the advantage of allocated parking to the rear of the property, offering both convenience and peace of mind. Residents can also delight in the beautifully maintained communal gardens, a perfect setting for relaxing and soaking up the summer sun.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin Media)



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 including the M62. 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

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

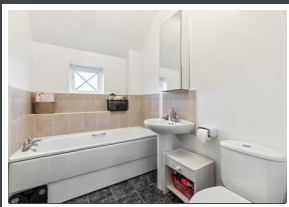
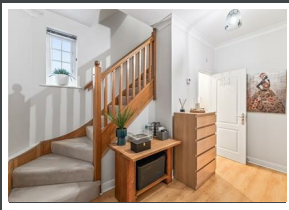
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

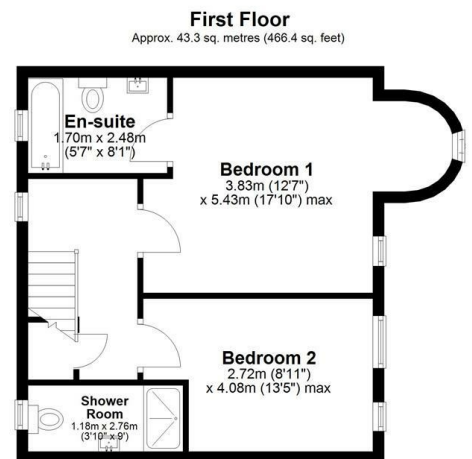
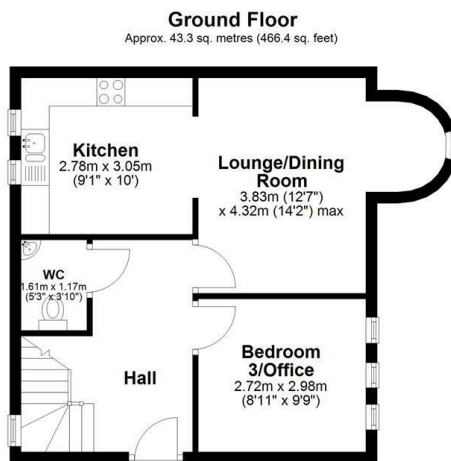
Items may be available under separate negotiation.



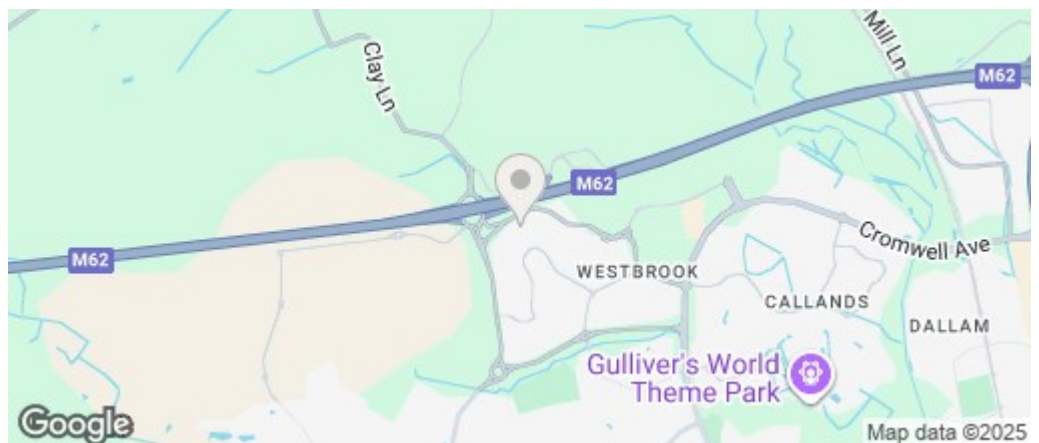


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Total area: approx. 86.7 sq. metres (932.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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