



# Carina Park, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Three Bedrooms
- Two Bathrooms
- Semi-Detached Family Home
- Driveway Parking
- Front & Rear Garden
- Neutral Décor Throughout
- Modern Kitchen
- Close To Amenities
- Close To Schools
- Freehold Title

## INTERIOR

Now available for sale in the heart of Westbrook, we present this wonderful family home set on Carina Park! This beautifully presented home is neutrally decorated and ideally located close to schools, amenities, and excellent transport links, making it perfect for family living.

Entry to this property is granted via the hallway, providing access to all areas of this home. The ground floor offers a bright and airy lounge designed for family relaxation, along with an adjacent spacious kitchen-diner that boasts sleek cabinets, integrated appliances, and generous dining space for evening meals. The kitchen is set to the rear of the property and provides charming views of the rear garden. Leading off the kitchen area you will find a handy utility/WC, and elegant French doors leading to the garden add practicality and charm.

As you ascend to the first floor, you'll discover three inviting bedrooms and a stylish family bathroom. The principal bedroom enjoys the added comfort of a private En-suite, combining convenience with a touch of luxury. Bedroom three includes built-in storage, and all three rooms are bathed in natural light, creating bright and welcoming spaces.

## GARDEN

To the front of the property is an inviting lawn area and a path up to the porch. There is parking for two vehicles to the side of the home.

The rear garden is low maintenance and well kept, with a healthy lawn and bordering flowerbeds and bushes. There is ample paved patio space for outdoor furniture, perfect for parties, playtime, and enjoying the sunshine.

## SERVICES

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



## 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

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

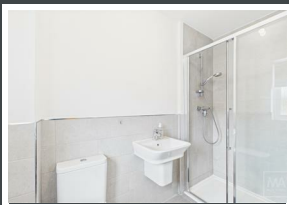
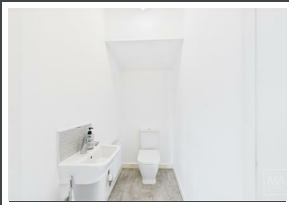
(Property tenure to be confirmed by solicitors)

### 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.



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Ground Floor



Floor 1

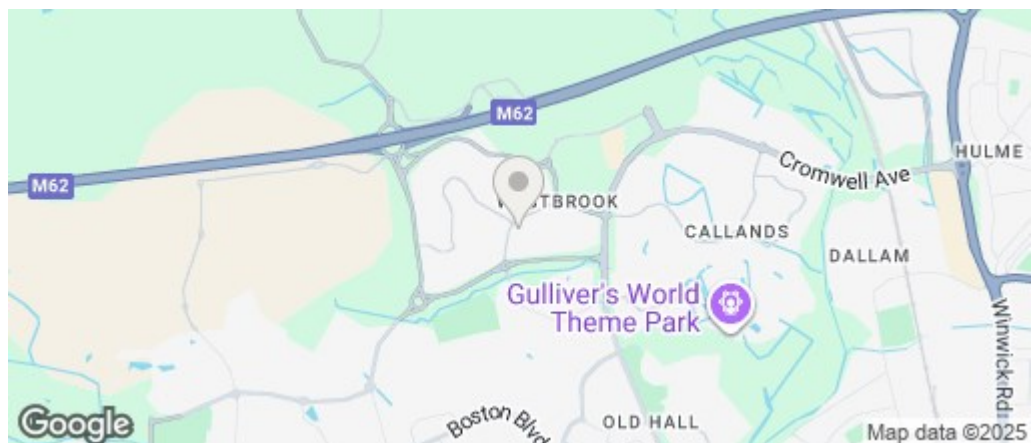


Approximate total area<sup>(1)</sup>  
772 ft<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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