



Tourney Green, Westbrook Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Large Corner Plot
- Double Garage
- Orangery
- Four Double Bedrooms
- Sought-After Location
- Driveway Parking
- Modern Interior
- Landscaped Garden
- Freehold Title
- Close To Amenities

DESCRIPTION

Now available to view we proudly present this immaculately presented four-bedroom family home. Nestled in the sought-after neighbourhood of Westbrook, this detached property boasts an enviable corner plot position, offering privacy and a generous wrap around outdoor space. Perfect for families or those seeking extra room to grow, this home blends modern comfort with potential for personalisation.

The ground floor boasts a spacious living room featuring a beautiful bay window, allowing for an abundance of natural light to enhance this space. Adjacent to this you will step into the stunning orangery, designed to be the heart of the home. Bathed in natural light from expansive glass walls and a vaulted ceiling, this versatile space serves as a combined family dining and lounge area. Its open, airy atmosphere creates an inviting setting for relaxed living and entertaining. The ground floor also boasts a sleek open-plan kitchen with integrated appliances and an adjacent utility room for practicality of a busy family life. The ground floor concludes with an office space and WC.

Upstairs, the home boasts four generously sized bedroom with bedroom one featuring a walk-in wardrobe and private En-suite bathroom adding a sense of luxury. The other bedrooms share a family bathroom.



GARDEN

To the rear of the property you will find an expansive garden that wraps around the property, offering versatile space for outdoor living, landscaping, or even a home extension (STP). The garden features multiple areas for all of the family to enjoy, this includes landscaped greenery, two seating areas and a patio area. To the front, there is a private driveway suitable for multiple vehicles and a separate double garage which enhances storage convenience.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.65m x 3.35m Lounge
- 3.68m x 6.41m Family/Dining Room
- 2.64m x 6.17m Kitchen/Diner
- 1.72m x 3.33m Utility Room
- 3.07m x 2.94m Office
- 2.05m x 0.98m WC

FIRST FLOOR

- Landing
- 3.67m x 3.03m Bedroom One
- 1.34m x 1.71m Walk In Wardrobe
- 2.50m x 1.71m En-suite
- 3.60m x 3.45m Bedroom Two
- 2.71m x 3.06m Bedroom Three
- 3.00m x 2.49m Bedroom Four
- 3.01m x 2.20m Bathroom

DOUBLE GARAGE

- 5.70m x 5.60m Double Garage

SERVICES

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

LOCATION - WESTBROOK

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.

DISTANCES

- Asda Westbrook Shopping Centre 0.7 mile walk
- Gemini Retail Park 0.9 mile walk
- Warrington Town Centre 3.8 miles
- Manchester Airport 22.2 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 16 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: F
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



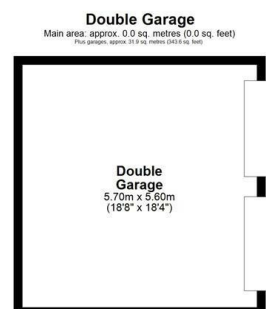
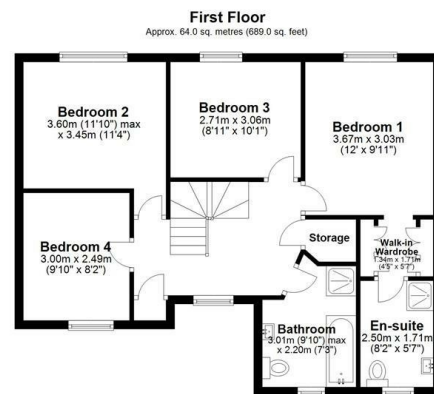
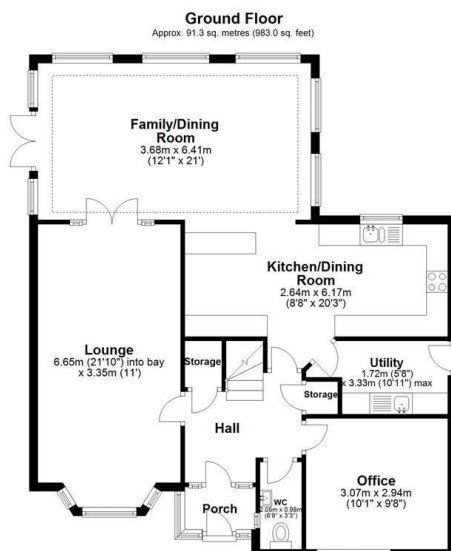




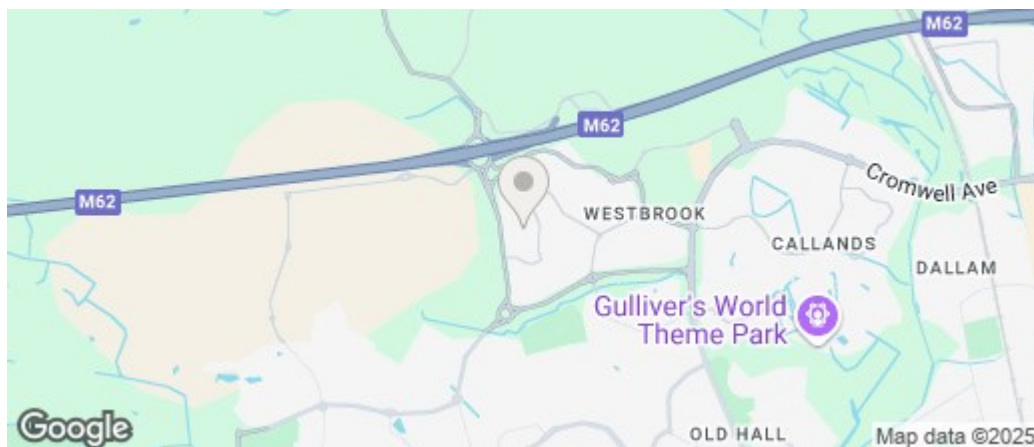


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



Main area: Approx. 155.3 sq. metres (1672.0 sq. feet)
Plus garages: approx. 31.9 sq. metres (343.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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		

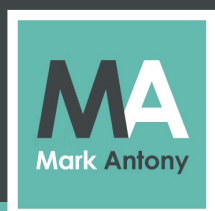
VIEWING ARRANGEMENTS

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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