



# Coppice Green, Westbrook Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Potential To Extend (STPP)
- Detached Family Home
- Freehold Title
- Four Double Bedrooms
- Sought-After Location
- Ample Storage Space
- Driveway Parking
- Modern Décor
- Close To Schools
- Close To Amenities

## INTERIOR

Now available to view, we proudly present this stunning four-bedroom detached family home that sits on a desirable corner plot in the sought-after location of Westbrook, offering both privacy and curb appeal. Designed with modern living in mind, this property boasts a sleek, contemporary interior with stylish finishes throughout. The spacious ground floor layout includes a bright and airy lounge featuring a bay window and feature fireplace, an open-plan kitchen-diner with integrated appliances, a handy pantry for extra storage, a stylish garden room and a separate utility room for added convenience. Upstairs, four generously sized bedrooms provide ample space for a growing family, with Bedroom One being situated to the front of the property and featuring a luxurious En-suite bathroom. The remaining bedrooms share a modern family bathroom. With excellent local amenities, schools, and transport links nearby, this exceptional home is ideal for those seeking comfort, convenience, and modern elegance in a prime location.

## GARDEN

To the rear of the property, you will find a wrap-around garden that offers the perfect blend of lush greenery, a spacious paved area for outdoor dining, and a handy storage shed. The garden is brick-walled on three sides, enhancing privacy and security. Benefiting from a south-facing aspect, it enjoys sunshine all day! Well-maintained and private, it provides ample space for relaxation, entertaining, and practical everyday use.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin Media)



## 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.





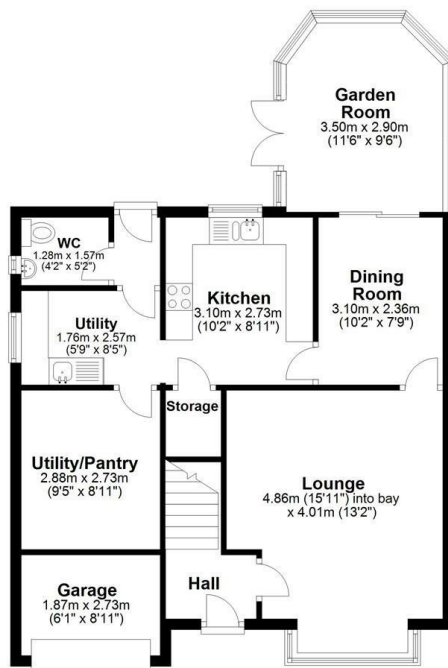




## IMPORTANT NOTICE

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.

**Ground Floor**  
Approx. 70.7 sq. metres (760.9 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 125.6 sq. metres (1351.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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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Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070