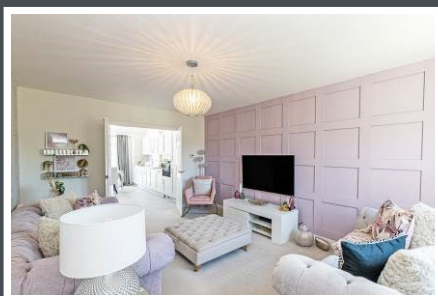




# Carina Park, Westbrook Warrington, Cheshire



**Mark Antony**

SALES & LETTINGS AGENTS

## HIGHLIGHTS

- Stunning Design
- Beautiful Garden
- Family Home
- Great Motorway Links
- Gorgeous Kitchen
- Effortless Flow
- Skylights
- Fantastic Master Suite
- A Dream Home
- Freehold

## DESCRIPTION

This is the dream home. Every aspect of this stunning family home has been finished to an immaculate standard and is a credit to the current owners. Celebrating a large lounge and a fabulous kitchen/diner featuring spectacular skylights. Boasting a stunning master bedroom suite and a further great-sized two bedrooms. With a beautiful garden that is the ultimate paradise for those that enjoy entertaining.

Entrance into the home is via the hallway which leads through to the beautiful, large lounge that has been finished with sleek wooden panelling. To the rear is the open plan kitchen/dining room. The space is full of natural light and celebrates gorgeous skylights as well as double patio doors. The downstairs of the property benefits from a utility room as well as a WC.

The chic and modern feel continues to the first floor which is home to two double bedrooms and a modern four-piece bathroom.

The showstopper master suite on the top floor provides ample space, fitted wardrobes as well as a dressing area and a modern en suite.

## GARDEN

The garden of this home is what sets it apart from others. The space has been complete with beautiful porcelain tiles leading out from the kitchen as well as a raised seating area which provides the perfect space for alfresco dining. There is a lawn area which is surrounded by mature shrubbery.

To the front, is a well-kept garden that buds with colourful flowers in the summer months. There is also a driveway for multiple cars.

The home offers ultimate privacy from the front aspect with views of the park.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 5.17m x 3.62m
- Kitchen/Dining Room 4.83m x 4.78m
- Utility Room 1.78m x 1.62m
- WC 1.58m x 1.06m

### FIRST FLOOR

- Landing
- Bedroom Two 4.00m x 2.63m
- Bedroom Three 3.43m x 2.63m
- Bathroom 2.75m x 2.05m

### SECOND FLOOR

- Bedroom One 5.94m x 3.61m
- En-suite 2.04m x 2.46m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)



## 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. 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

- |                          |                  |
|--------------------------|------------------|
| • Gemini Business Park   | 1 mile           |
| • Warrington Town Centre | 3.5 miles        |
| • Liverpool City Centre  | 16 miles via M56 |
| • Manchester City Centre | 20 miles via M56 |
| • Manchester Airport     | 21 miles via M56 |
| • Chester City Centre    | 33 miles via M56 |

(Distances quoted are approximate)



## GENERAL INFORMATION

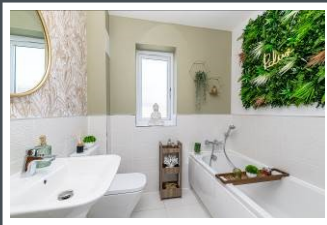
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** D  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

## Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





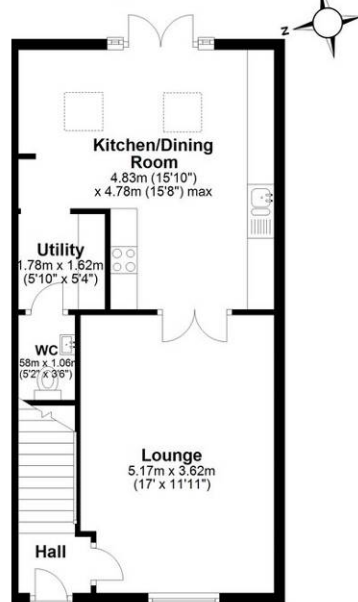


### IMPORTANT NOTICE:

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.

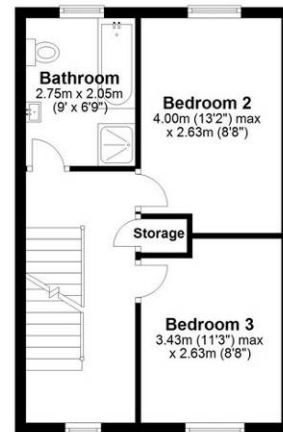
### Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



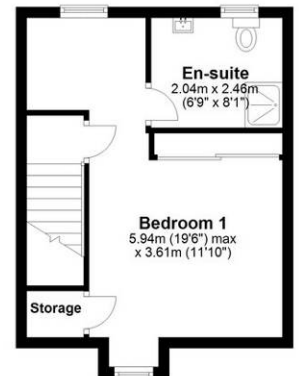
### First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



### Second Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 113.2 sq. metres (1218.3 sq. feet)



### VIEWING ARRANGEMENTS

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

### OTHER SERVICES

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

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



**Mark Antony**

SALES & LETTINGS AGENTS

82 London Road, Stockton Heath, Warrington  
Office@MarkAntonyEstates.com  
www.MarkAntonyEstates.com

Tel: **01925 267070**