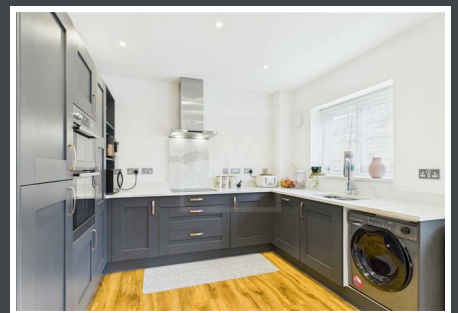
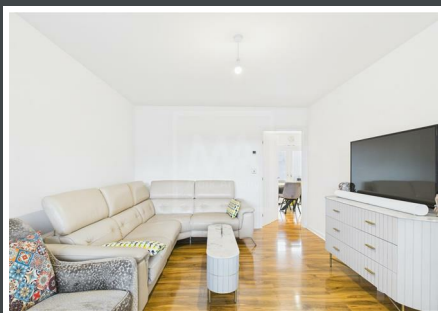




Lower Hays, Daresbury Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Home
- Freehold Tenure
- EV Charging Point
- Beautifully Modern
- Garage
- Four Double Bedrooms
- Large Garden
- Solar Panels
- Neutral Throughout
- Driveway Parking

INTERIOR

This modern detached property is perfectly positioned in the newly developed Daresbury Garden Village and has been thoughtfully designed for comfort, convenience, energy efficiency and modern family living.

Enter via a welcoming hallway that leads into the lounge, an ideal space for family evenings in. Proceed through to the open-plan kitchen-dining space, flooded with natural light from the double French doors, leading into the garden. This beautifully modern kitchen showcases built-in cabinets, modern integrated appliances along with a Quooker instant boiling water tap and sleek quartz worktops.

Head upstairs to find the main family bathroom, and four bedrooms. The largest three bedrooms feature built-in wardrobes, with the master bedroom benefitting from a private Ensuite. The fourth bedroom, although still a double, will function perfectly as a comfortable retreat for a child, or as a work from home office. Both modern and beautifully bright bathrooms benefit from an upgrade package of floor to ceiling tiles.

GARDEN

Outside, the property has a private garden, perfect for outdoor summer dining and entertaining. As the property is detached, you'll enjoy a little extra privacy and the freedom to truly make this outdoor space your own. This property features one of the largest gardens in this newbuilt development, with ample potential.

The front of the property features an EV charging point, driveway parking, and access into the garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 910Mb (Via BT)



LOCATION

Discover the perfect place to call home at Bridgewater View at Daresbury Garden Village - a new development located in the idyllic village of Daresbury, Cheshire, forming part of the Daresbury Garden Village. Surrounded by lush greenery, this peaceful community provides a tranquil retreat away from the hustle and bustle of city life. Residents of Bridgewater View will enjoy a range of shops and amenities that will be built in the future, adding to the convenience of this already well-situated location. Plus, with Daresbury Business Park, Warrington, and Runcorn all within easy reach, residents will have access to a range of employment opportunities and local services. The Bridgewater Canal is a picturesque destination for boating and leisure activities and offers stunning views of the local countryside. Additionally, Bridgewater View is located near the multi-occupied Sci-Tech Daresbury Science Park, a renowned facility for business and research. Transportation connections are seamless, with easy access to Runcorn, Warrington, and Altrincham. Whether you're seeking a peaceful retreat or the excitement of city life, Bridgewater View truly offers the best of both worlds.

GENERAL INFORMATION

Local Authority: Halton Borough Council

Council Band: E

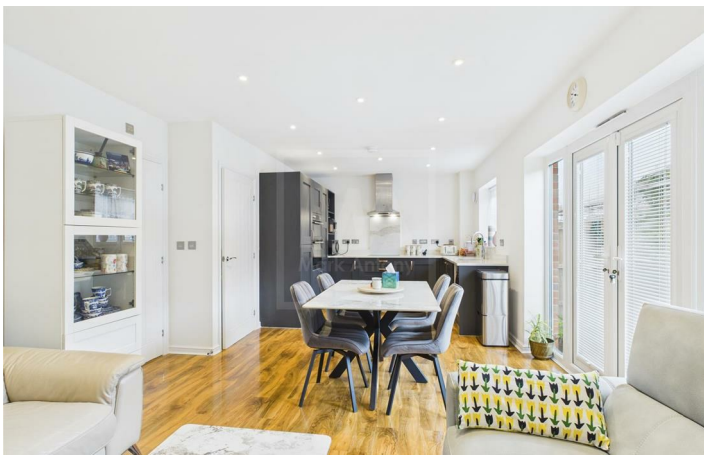
Tenure: Freehold

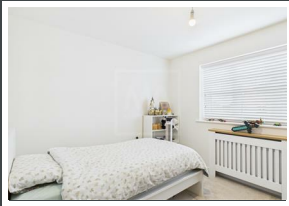
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

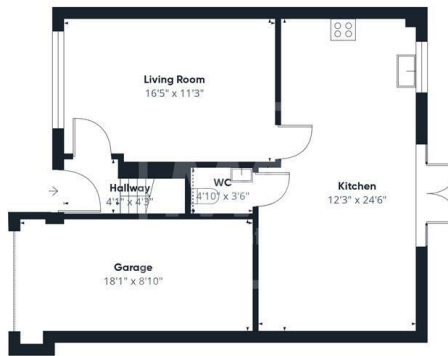
Items may be available under separate negotiation.





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



Floor 1



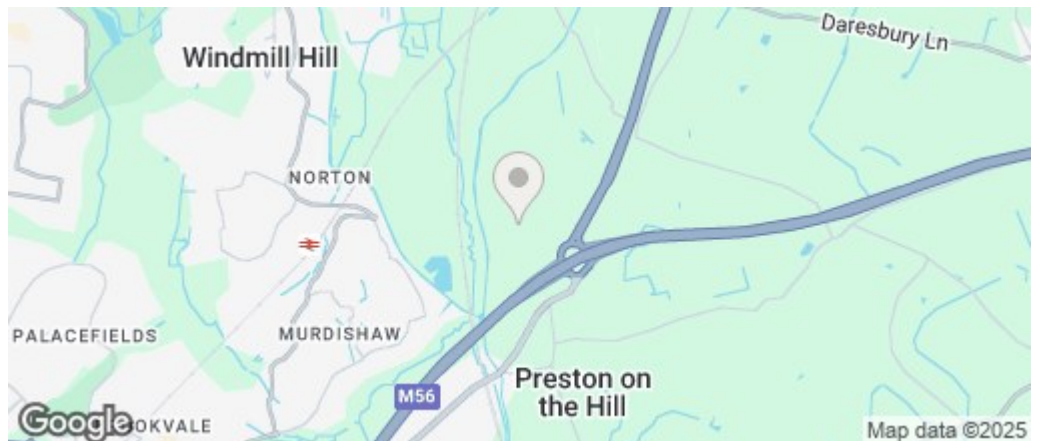
Approximate total area⁽¹⁾
1299 ft²
Reduced headroom
1 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

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) A	93	93
(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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