





Lower Hays, Daresbury

Cheshire

Detached • Freehold Title • Three Bedrooms • Upgraded Garden • Two Bathrooms And W.C • Modern Kitchen Diner • Garage And EV Charging Point • Built In 2024 • Excellent Location • Stunning Front Views

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

Presenting to the market is this impressive detached family home, situated within Phase 2 of the highly regarded Castle Green development. Built just two years ago, this beautifully presented modern property offers stylish, contemporary living throughout, making it an ideal choice for families and those seeking a home ready to move straight into.

Upon entering, you are welcomed by a spacious entrance hallway which leads through to a bright and inviting lounge, beautifully complemented by an abundance of natural light and elegant herringbone flooring, which flows throughout the ground floor.

The kitchen features stylish cabinetry, beautiful worktops and a generous amount of storage and preparation space, alongside a range of integrated appliances. The adjoining dining area creates a fantastic social space, with French doors opening directly onto the rear garden, seamlessly bringing the outside in. A convenient ground floor W.C. completes the downstairs accommodation.



Ascending to the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, whilst the remaining two bedrooms are served by a contemporary family bathroom.

EXTERIOR

The rear garden is a real highlight of the property and has been thoughtfully upgraded by the current owners to create a fantastic space for both relaxing and entertaining. It has been beautifully landscaped to incorporate a generous paved patio area, a raised lawn and an impressive elevated decking area, complete with timber screening and space for outdoor seating. Raised timber planters add further character. A superb outdoor space that has clearly been designed with modern family living in mind. To the front, the property offers ample off road parking, EV charging point and access to the garage.





LOCATION

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. The Bridgewater Canal is a picturesque destination for boating and leisure activities and offers stunning views of the local countryside.

GENERAL INFORMATION

Council Tax band: D

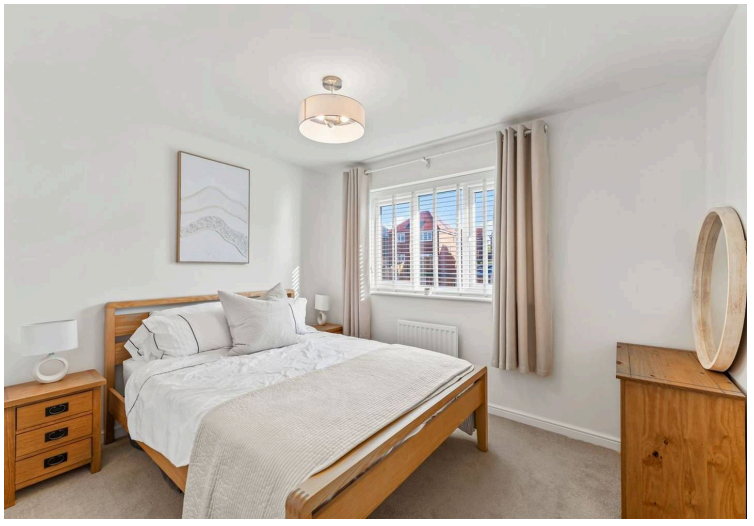
Tenure: Freehold

EPC Energy Efficiency Rating: A







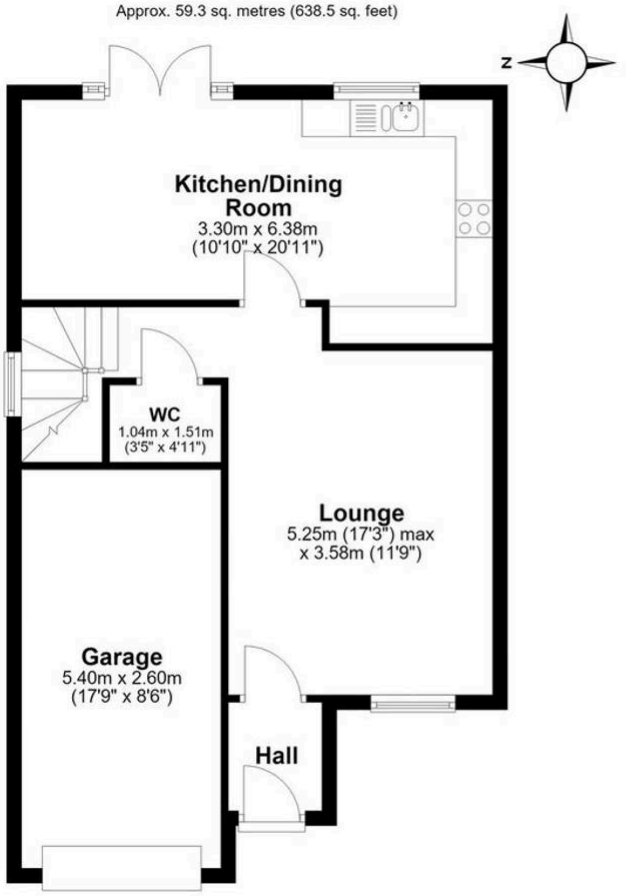




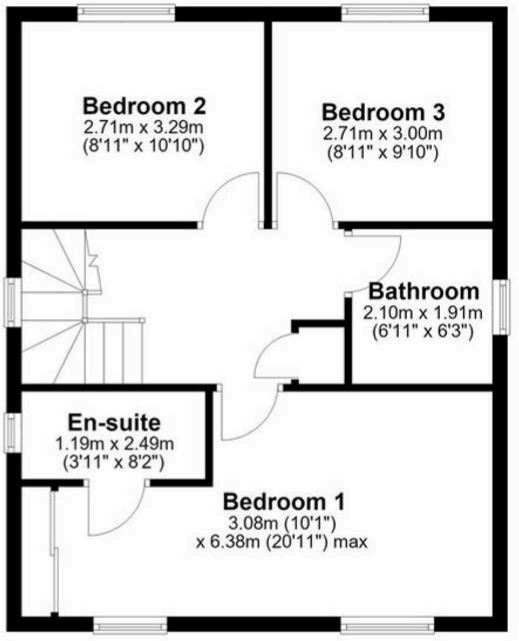
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The Property Ombudsman
safeagent

Ground Floor
Approx. 59.3 sq. metres (638.5 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.4 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

VIEWING ARRANGEMENTS
Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS
Not included in the asking price. Items may be available under separate negotiation.

Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.

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