



Breretons Lane, Daresbury Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Available Now!
- Detached property
- Freehold
- Furnished Option*
- Daresbury Garden Village
- Newbuild Home
- Three Double Bedrooms
- Ready To Move In!
- Three Bathrooms
- Beautifully Presented



DESCRIPTION

A stunning newbuild detached property, occupying an enviable position on the desirable Bridgewater View development, located at Daresbury Garden Village. Boasting high specifications, impeccable craftsmanship and showcasing three double bedrooms, each with a private bathroom. This home has been thoughtfully designed to provide comfort, energy efficiency and is ready to move in!

Entry is granted via the welcoming hallway, leading through to the spacious lounge showcasing a media wall. The heart of the home is the spacious kitchen/dining/family room, where natural light pours in through the double French doors, creating a seamless flow between indoor and outdoor living. The luxury kitchen showcases high specification appliances and quartz worktops, providing a dream living space both for busy families and entertaining guests.

Retreat to bedroom one, which offers a serene escape with a luxurious ensuite bathroom and a walk-in wardrobe, showcasing mirrored glass doors. The unique attraction with this beautifully presented home is the addition of private bathrooms to both bedroom two and three, offering all family members and guests, comfort and privacy.

GARDEN

Outside, the property boasts a beautifully landscaped garden, perfect for enjoying warm summer days and alfresco dining. With its detached status, you'll enjoy added privacy and the freedom to customise your outdoor space to suit your lifestyle. To the front, there is driveway parking for multiple vehicles and access into the garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.00m x 3.45m Lounge
- 3.74m x 7.48m Kitchen/Dining/Family Room
- 1.51m x 1.05m WC
- 5.50m x 2.78m Garage

FIRST FLOOR

- Landing
- 4.26m x 3.60m Bedroom One
- 2.15m x 2.42m Walk-in Wardrobe
- 2.63m x 2.42m En-suite
- 4.26m x 2.78m Bedroom Two
- 2.37m x 1.76m En-suite
- 2.87m x 3.09m Bedroom Three
- 2.26m x 1.77m En-suite

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (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.

DISCLAIMER - Furniture is an additional cost

DISTANCES

- Stockton Heath 4 miles
- Moore Village 3 miles
- Walton Gardens 3 miles
- Warrington Town Centre 6 miles
- Manchester Airport 17 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 34 miles via M62
- Chester City Centre 17 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Halton Borough Council
Council Band: New Build
Tenure: Freehold

Contents, Fixtures and Fittings

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





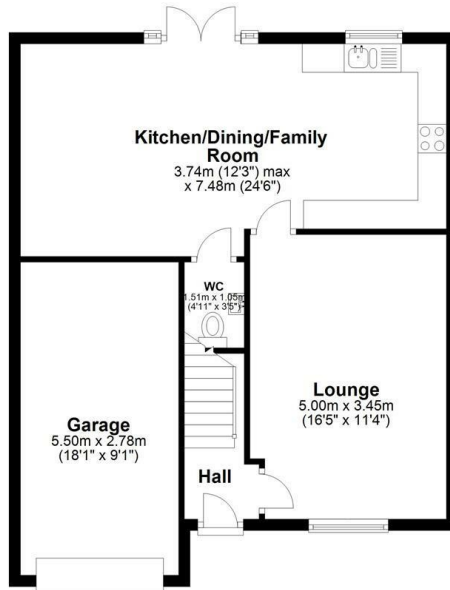




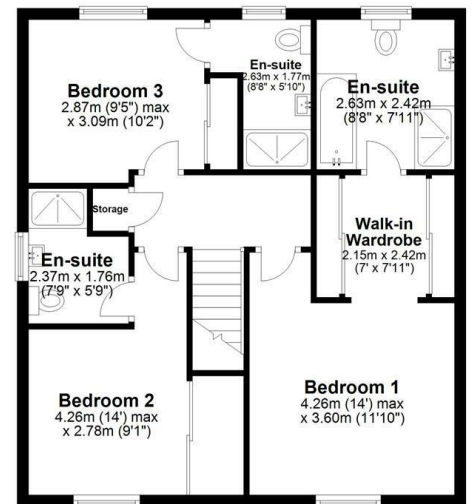
IMPORTANT NOTICE

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.

Ground Floor
Approx. 65.2 sq. metres (701.7 sq. feet)



First Floor
Approx. 62.6 sq. metres (673.3 sq. feet)



Total area: approx. 127.7 sq. metres (1375.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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