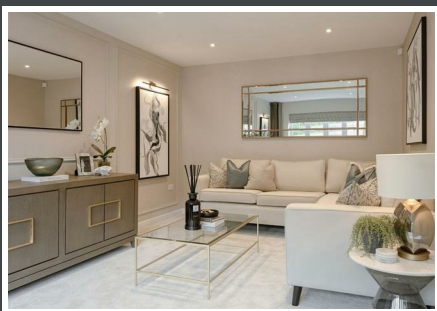




Lower Hays, Daresbury Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Energy Efficient
- In-roof PV system
- Digitally customise your new home with Willow, by Castle Green
- Easy Move Scheme – estate agent fees covered T&Cs apply
- Show Homes Available
- Open-plan kitchen, dining and family area
- Utility and cloakroom
- 10 Year NHBC Warranty
- Part Exchange Available. T&Cs Apply
- EV Charging Port

ABOUT THE CHATSWORTH

The Chatsworth by Castle Green Homes at Bridgewater View, Daresbury, is the ideal choice for anyone seeking open plan living with plenty of space. The ground floor showcases a stunning open plan kitchen, dining and family area, with French doors leading to the garden, creating a bright, airy space. A separate study provides a quiet spot to work from home, away from the activity of the main living areas. The cosy lounge offers a comfortable retreat to relax and unwind after a long day, whether you're watching TV or spending time with loved ones.

Upstairs, there are four generously sized bedrooms, offering plenty of space for the whole family. The primary bedroom includes its very own en-suite for added privacy, while the remaining rooms share a well-appointed family bathroom.

With its modern design and thoughtful layout, The Chatsworth is a home that balances practicality with comfort, making it the perfect fit for all lifestyles. Get in touch to secure this stunning new energy-efficient home today with Castle Green Homes and Mark Antony Estates.

CUSTOMISE YOUR HOME DIGITALLY WITH WILLOW

Exclusive to Castle Green Homes, Willow—Your Digital New Home Assistant—redefines the homebuying experience. With Willow, customising your new home is at your fingertips. Through its digital twin technology, you can personalise every aspect of your home virtually, from fixtures and finishes to other key details, all through our interactive configurators. Not sure which house type is best for you and your family? Willow's comparison tool makes it simple to find the perfect match. Forget about paper printouts and misplaced documents—Willow securely stores all of your important files, offering you peace of mind.



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.

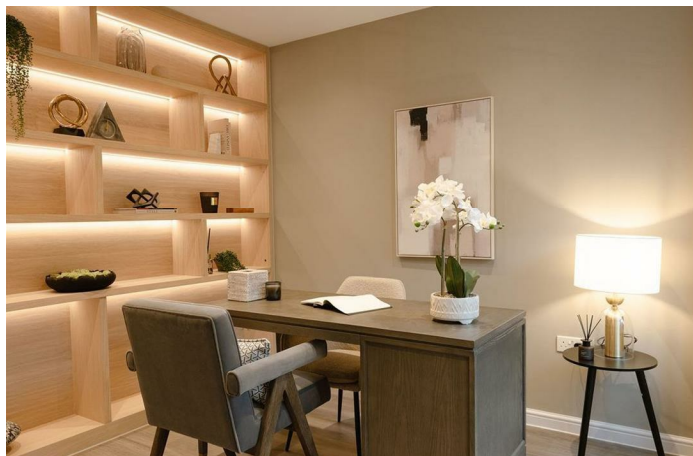
IMPORTANT INFORMATION

Not all fixtures and fittings shown are available or included, please contact the sales team to discuss.

DIMENSIONS

Kitchen/Family/Dining - 8.18m x 3.61m / 26'10" x 11'10"
Lounge - 5.65m x 3.34m / 18'6" x 10'11"
Cloaks - 1.75m x 1.09m / 5'9" x 3'7"
Utility - 1.75m x 1.71m / 5'9" x 5'7"
Study - 3.37m x 2.65m / 11'1" x 8'8"
Bedroom 1 - 5.34m x 4.37m / 17'6" x 14'4"
En-suite - 2.59m x 1.98m / 8'6" x 6'6"

Bedroom 2 - 4.24m x 2.68m / 13'11" x 8'10"
Bedroom 3 - 3.97m x 2.91m / 13' x 9'7"
Bedroom 4 - 3.21m x 2.85m / 10'6" x 9'4"
Bathroom - 2.85m x 1.88m / 9'4" x 6'2"



GENERAL INFORMATION

Local Authority: Halton Borough Council

Council Band: New Build

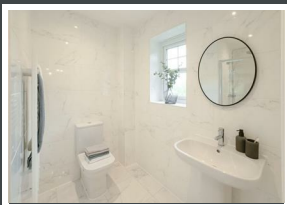
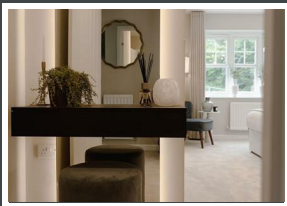
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

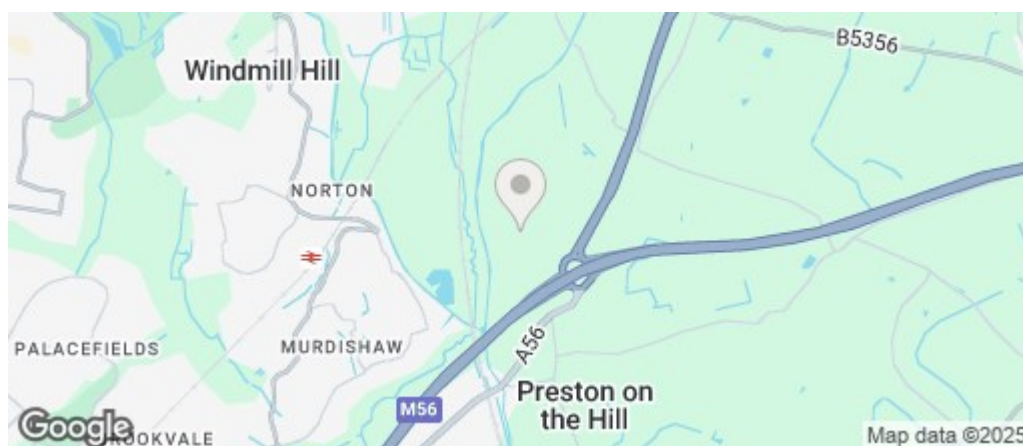
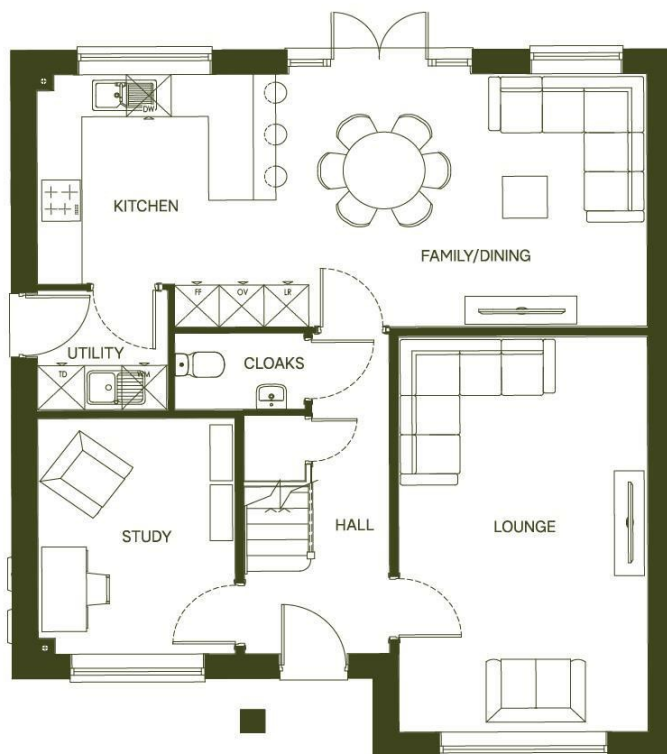
Not included in the asking price. These items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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.



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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