



**GASCOIGNE
HALMAN**

3 CROOKED ACRE LANE, DARESURY, WARRINGTON

THE AREAS LEADING ESTATE AGENT

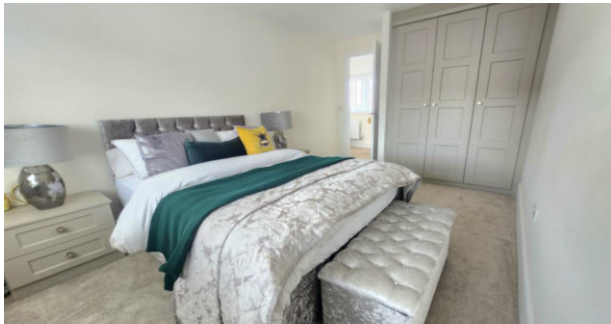


3 CROOKED ACRE LANE, DARESBUY, WARRINGTON

A stunning and upgraded four bedroom detached home with 8 years NHBC guarantee remaining. Built by Redrow homes to an exacting standard, this particular style of house known as the 'Sunningdale' benefits from two en-suite bathrooms, two separate reception rooms along with double garaging.

In brief the accommodation on offer comprises entrance hallway with video intercom and the addition of an internal door to the double garage. A downstairs WC has extra tiling whilst upgraded flooring is throughout the hallway, DWC, kitchen and utility. A good size lounge has a stunning media wall with bespoke cabinetry and subtle integrated lighting. A separate reception room currently used as a playroom, could be an office or formal dining space. The kitchen/diner is fitted with an attractive range of matching units and integrated appliances including a five ring gas hob, two ovens, two fridge freezers and a dishwasher along with ample space for dining table. Double doors with perfect fit blinds lead to the rear garden. A utility room with space for washing machine and tumble dryer completes the ground floor.





To the first floor there are four double bedrooms around a wide landing area. The two larger bedrooms have a range of fitted wardrobes with matching drawers and dressing table in the master. Accompanying these are two en-suite shower rooms which have been upgraded with additional tiling and spotlights whilst a family bathroom also has a shower over the bath. Two of the bathrooms also have light up, mirrored cabinets.

Externally the property benefits from driveway parking and a double garage with electric up and over door. Lawned gardens are to the front and rear whilst soffit lighting complete what is a wonderful all round home.

LOCATION

Gleaves View is a new development by Redrow situated in the suburb of Daresbury which offers the best of both Cheshire countryside and easy commuter links. Stockton Heath and Frodsham villages, a few miles away, boast a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SATNAV: WA4 4GL

TENURE

Freehold

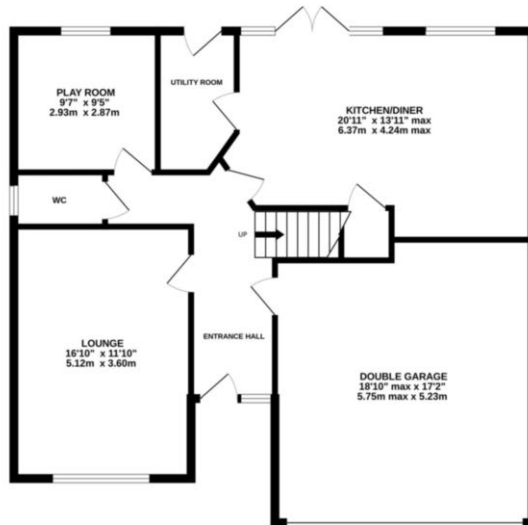
LOCAL AUTHORITY

Halton Borough Council - Council Tax Band F

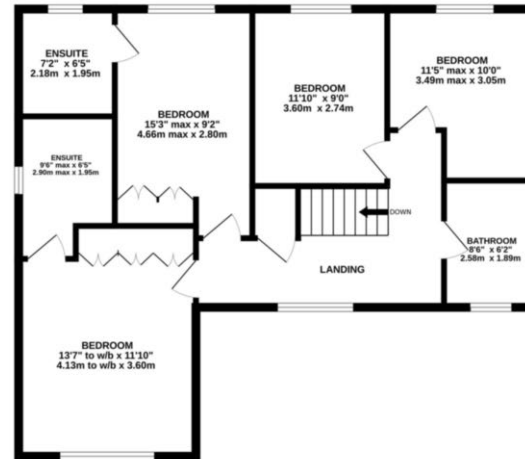
EPC RATING

Current - B

GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.

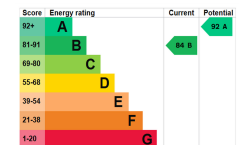


1ST FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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