



**GASCOIGNE
HALMAN**

26 LURTIN WAY, DARESURY, WARRINGTON

THE AREAS LEADING ESTATE AGENT



26 LURTIN WAY, DARESBUY, WARRINGTON

A superbly upgraded freehold detached home situated on Gleaves View, part of the highly sought-after Redrow Daresbury Garden Village development. This exceptional property offers three spacious double bedrooms, each boasting a luxurious en-suite bathroom, and benefits from over seven years of NHBC warranty remaining.





The accommodation briefly comprises a welcoming entrance hallway with Amtico flooring throughout the ground floor, a downstairs WC, and a useful cloaks cupboard. To the front is a stylish bay-fronted lounge providing generous living space. Spanning the full width of the property is a stunning open-plan kitchen and dining area, fitted with an attractive shaker-style kitchen complete with integrated fridge/freezer, double oven, induction hob and dishwasher. French doors lead directly to the rear garden, and a separate utility room completes the ground floor.

To the first floor are three well-proportioned double bedrooms, each featuring Hammond fitted wardrobes, including a walk-in wardrobe to the master suite. All bedrooms benefit from high-spec en-suites with Porcelanosa tiling, while the master en-suite is particularly impressive, offering both a walk-in shower and a luxurious bath with built-in TV. Additional premium upgrades include air conditioning, illuminated heated mirrors, and a boarded loft with pull-down ladder, power, and lighting.

Externally, the property features an attractive artificially-turfed frontage and a driveway running alongside the home to a detached garage with power, lighting, loft storage, and an electric vehicle charging point. The fully landscaped rear garden is a standout feature, offering artificial grass, patio areas, and a raised Koi carp pond with a striking feature glass wall.

Offered for sale with no onward chain, this truly exceptional home is ready to move into and enjoy.

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

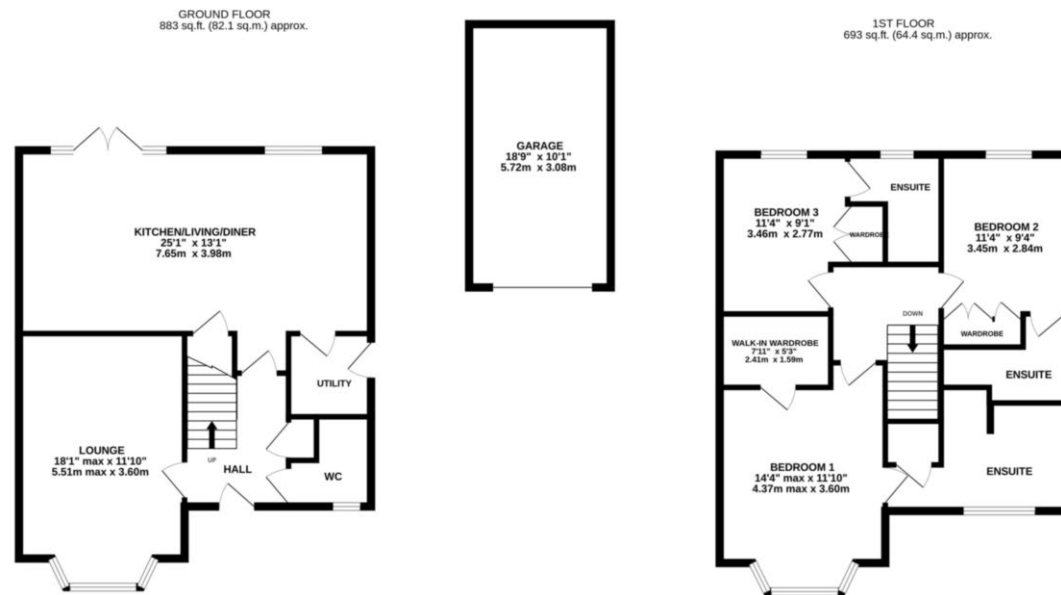
SAT NAV: WA4 4GJ

TENURE

Freehold

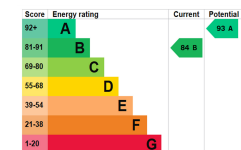
LOCAL AUTHORITY

Halton Borough Council - Council Tax Band F



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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