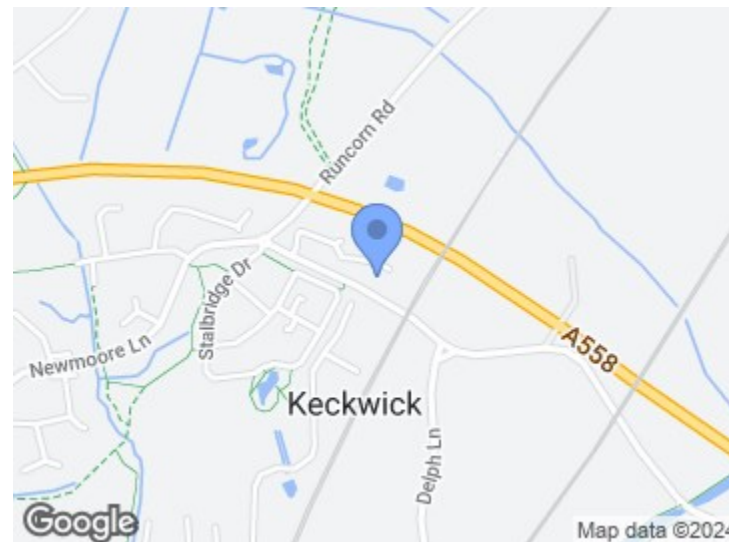


Daresbury



Location

Daresbury village is served by a Junior school, the Ring O' Bells public house and restaurant and a church. In addition there is a village hall for use by local residents. Daresbury village has long maintained a very close association with author Lewis Carroll and his creation of 'Alice in Wonderland'. In the ancient village church there is a dedicated 'Lewis Carroll' centre which is visited by tourists from all over the world. Being semi rural there are an abundance of local walks and trails for nature lovers and avid walkers. The M6/M56 motorway networks are close by and subsequently offer access to Manchester and Liverpool airports. For comprehensive shopping needs the commercial town of Warrington is also within close proximity and offers a wide range of shopping facilities. For every day shopping needs the fashionable village of Stockton Heath is close by.



Energy Efficiency Rating	
Current	Potential
74	83

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

EXTENDED & RECONFIGURED Detached | OPEN-PLAN Dining Kitchen & Family Room | UPGRADED KITCHEN & APPLIANCES | LANDSCAPED Gardens & DOUBLE Driveway. Having been redesigned, this house will now appeal to a larger audience with accommodation including a porch, hallway, WC, lounge, dining kitchen opening into the family room, utility, master bedroom, en-suite, three further bedrooms and a family bathroom. Gardens, brick outhouse and double driveway.

Daresbury Woodthorn Close



Accommodation

Enjoying a cul-de-sac position within this select development of detached homes. Neighbouring both Moore and Sandymoor, this family detached home has been both extended and featured a continual programme of modifications including but not limited to a replacement kitchen, remodelling of the kitchen to add extra space and an open-plan theme, feature fireplace and family room extension with a permanent roof.

Set back from the road, featuring an 'Indian' stone double driveway providing excellent off road parking, the accommodation comprises an entrance canopy, hallway with cloakroom and WC, lounge including a living flame fire set within a contemporary marble fireplace, open-plan dining kitchen and family room complete with breakfast bar, integrated appliances and 'French' doors opening onto the garden, utility, and garage conversion / storage. The first floor offers a master bedroom with an en-suite facility, three further bedrooms and a family bathroom. Externally, there are landscaped gardens, brick outhouse and a double driveway.

Ground Floor

Entrance Canopy

5'5" x 2'3" (1.66m x 0.7m)

Raised stone flagging, courtesy lighting and an original style front door with twin frosted double glazed panels and an adjacent PVC leaded double glazed panel leading to the:

Entrance Hallway

15'0" x 5'11" (4.58m x 1.82m)

Welcoming reception laminate flooring, staircase to the first floor, ceiling coving and a central heating radiator.

WC

4'10" x 2'6" (1.48m x 0.77m)

Two piece suite including a low level WC, and a wash hand basin with tiled splashback. Contrasting tiled flooring and a central heating radiator.

Lounge

14'2" x 11'6" (4.34m x 3.53m)

Feature fireplace incorporating a living flame coal effect gas fire set within a marble inset, raised hearth and matching surround. PVC leaded double glazed window to the front elevation, ceiling coving and a double central heating radiator.

Dining Kitchen

27'4" x 9'4" (8.35m x 2.87m)

A super open plan space with a range of matching base, drawer and eye level units with concealed lighting finished in a matt white. In addition, there is a further area positioned in front of the utility area housing full height cupboard storage, microwave, 'Ideal Logic Combi ESP1 35' wall mounted boiler and a door with glazed panels leading to the utility area. There is a useful breakfast bar with further cupboard storage below complimented with integrated appliances including a four ring gas hob with an illuminated extractor hood above, dishwasher, oven, grill, fridge and freezer. 'Composite' single sink and drainer unit with matching mixer tap set in a granite effect work surface. Tile effect vinyl flooring which transfers into a wood grain effect laminate flooring, ceiling coving, vertical, contemporary central heating radiator and twin openings to the:



Family Room

17'5" x 13'9" (5.31m x 4.20m)

A continuation of the wood grain effect laminate flooring, inset lighting, oversized contemporary vertical central heating radiator, PVC double glazed 'French' doors opening onto the garden complimented with matching PVC double glazed windows to the rear and both side elevations.

Utility Area

8'3" x 4'0" (2.54m x 1.24m)

One and a half bowl porcelain sink unit with a chrome mixer tap set in a wood effect work surface with tiled splashback, further work surface with spaces for both a washing machine and dryer, Spotlights, laminate flooring, shelving storage and a door to the:

Garage Conversion / Storage

8'7" x 8'5" (2.63m x 2.59m)

Up 'n' over door, loft access and lighting.

First Floor

Landing

10'9" x 5'10" (3.30m x 1.78m)

Loft access and a storage cupboard.

Bedroom One

11'10" x 11'5" (3.61m x 3.48m)

PVC leaded double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

6'7" x 4'11" (2.03m x 1.52m)

Three piece suite including a tiled cubicle with a thermostatic shower, wash hand basin with a chrome mixer tap and a low level WC. Tiled walls with contrasting tiled flooring, chrome ladder heated towel rail, inset lighting, PVC frosted double glazed window to the side elevation, extractor fan and a shavers point.

Bedroom Two

20'6" x 8'3" (6.27m x 2.54m)

Dual aspect room with PVC double glazed dormer window to the front elevation and a further PVC double glazed window to the rear, spotlights and two central heating radiators.

Bedroom Three

12'3" x 11'10" (3.74m x 3.61m)

Twin double cupboards providing shelving storage, laminate flooring, spotlight, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Four

7'9" x 7'3" (2.38m x 2.22m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

6'11" x 5'6" (2.11m x 1.70m)

Modern suite including a panelled bath with a thermostatic shower above and screen, wash hand basin set on a vanity unit with drawer storage below and a low level WC. Vinyl flooring, inset lighting, PVC frosted leaded double glazed window to the front elevation, central heating radiator and an extractor fan.

Outside

The landscaped rear garden offers two separate themes including a generous stone flagged patio ideal for the hardstanding of garden furniture, cold water tap, power point, lighting, brick outhouse and steps up to the lawned area featuring well stocked borders and both a summer house and pergola set on a stone flagged patio. The front offers a stone flagged double driveway with adjacent lawned and stocked borders.

Brick Outhouse

10'8" x 7'0" (3.26m x 2.15m)

Double glazed window to the side elevation, electric consumer unit, light and power.

Tenure

Freehold.

Council Tax

Band 'E' - £2,536.41 (2023/2024)

Local Authority

Halton Borough Council.

Postcode

WA4 6NQ

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

