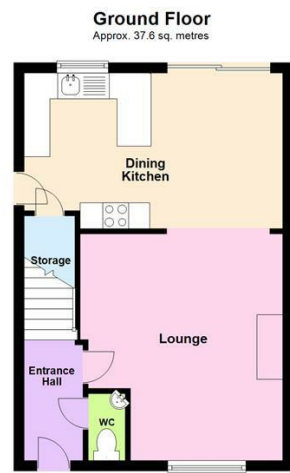
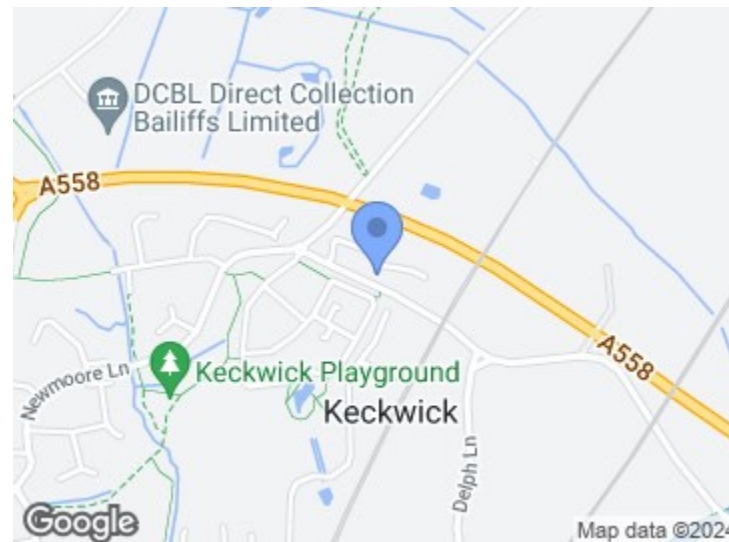


Daresbury

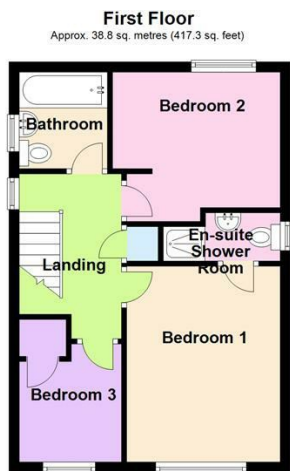


Location

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 and 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.



Total area: approx. 37.6 sq. metres



Energy Efficiency Rating	
Current	Potential
68	85

Environmental Impact (CO ₂) Rating	
Current	Potential

NEIGHBOURING MOORE VILLAGE | NEWLY FITTED KITCHEN WITH APPLIANCES | PART of a SELECT DEVELOPMENT | SOUTH WESTERLY GARDEN | EN-SUITE | GENEROUS PARKING & GARAGE. Set in a popular and convenient location, this detached property comprises an entrance canopy, hallway, WC, lounge with feature fireplace, newly fitted Dining Kitchen, three bedrooms, en-suite and a further bathroom. Gardens, parking and a garage.

Daresbury Woodthorn Close



Accommodation

Forming part of a bespoke modern development of approximately thirty homes built around the turn of the millennium, this modern detached home affords accommodation presented over two storeys including an entrance canopy with courtesy lighting, welcoming hallway with a stained glass front door, two piece cloakroom, lounge with a feature fireplace and recently fitted high gloss Dining Kitchen with integrated appliances and generous breakfast bar, featuring double glazed patio doors to the garden. To the first floor there are three bedrooms, en-suite to the master and a family bathroom. Low maintenance south westerly gardens, parking and a garage.

Ground Floor

Entrance Canopy

Courtesy light and a tiled step.

Entrance Hallway

8'3 x 3'2 (2.51m x 0.97m)
Accessed through a frosted stained glass leaded double glazed front door to a welcoming front door with a staircase to the first floor, laminate flooring, ceiling coving and a central heating radiator.

WC

4'10 x 3'0 (1.47m x 0.91m)
Two piece suite including a low level WC and a wash hand basin with cupboard storage below and tile splashback, laminate flooring, frosted PVC double glazed window to the front elevation and a central heating radiator.

Lounge

14'6 x 13'2 (4.42m x 4.01m)
Electric, pebble effect fire set within a marble fireplace and tiled hearth, PVC double glazed window to the front elevation, central heating radiator and access to:

Dining Kitchen

16'5" x 9'10" (5.01m x 3.02m)
A Range of matching, high gloss, eye, draw and base level units complimented with integrated appliances including a four ring 'Lamona' electric hob with 'Lamona' oven/grill below and an illuminated extractor above. Wall mounted 'Glow Worm Ultimate' gas boiler set within an eye level unit and spaces for a washing machine and fridge/freezer. Stainless steel single sink drainer unit with mixer tap set in a granite style heat resistant work surface with a tile splashback Laminate flooring, PVC double glazed window to the rear elevation, frosted double glazed door to the side elevation.



Understairs Storage

6'5 x 2'11 (1.96m x 0.89m)
Housing the electrical consumer unit.

First Floor

Landing

9'0 x 6'6 (2.74m x 1.98m)
Loft access, airing cupboard and a PVC double glazed window to the side elevation.

Bedroom One

12'6 x 9'11 (3.81m x 3.02m)
PVC double glazed window to the front elevation, television point and a central heating radiator.

En Suite Shower Room

7'6 x 3'5 (2.29m x 1.04m)
Modern suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Laminate flooring, part tiled walls, frosted PVC double glazed window to the side elevation, extractor fan and a central heating radiator.

Bedroom Two

10'9 x 9'7 (3.28m x 2.92m)
PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

8'11 x 6'6 (2.72m x 1.98m)
Storage cupboard providing hanging space, PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'2 x 5'9 (1.88m x 1.75m)
Three piece suite including a panelled bath with a chrome mixer shower head, pedestal wash hand basin and a low level WC. Part tiled walls, frosted PVC double glazed window to the side elevation, extractor fan and a central heating radiator.

Outside

The south westerly walled and fenced rear garden adopts a low maintenance theme with block paving complimented with a mature tree and borders. The front offers an open plan garden laid to lawn with an adjacent driveway leading from the front along the side to the:

Garage

17'11 x 8'11 (5.46m x 2.72m)
Accessed through an 'up and over' door, electric consumer unit, light and power.

Tenure

Freehold.

Council Tax

Band 'D' - £2,075.25 (2023/2024)

Local Authority

Halton Borough Council

Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

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.

