

# Daresbury



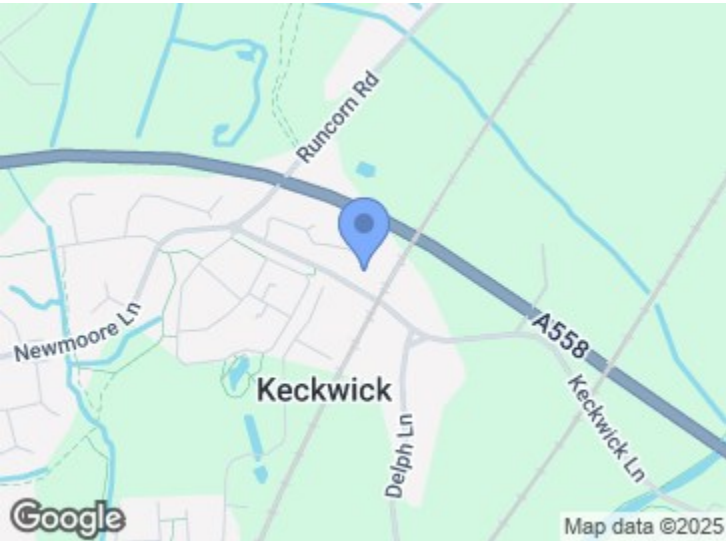
FOUR BEDROOMS After GARAGE CONVERSION | LARGE CORNER PLOT | CUL-DE-SAC Location | THREE RECEPTION Rooms | PARKING for SEVERAL VEHICLES. Tucked away in the corner, this family home offers well proportioned accommodation including an entrance hall, lounge, dining room, conservatory, kitchen with utility area, bedroom and a WC. Upstairs, there are three further good size bedrooms, en-suite and a family bathroom. Gardens and excellent off road parking.

£335,000

Tel: 01925 600 200

## 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
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		66	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



Total area: approx. 98.7 sq. metres (1062.0 sq. feet)



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# Daresbury Woodthorn Close



Occupying a popular corner plot, this modern detached home features enhanced, flexible accommodation following the conversion of the garage to a bedroom. Being tucked away, this double fronted home enjoys both excellent outside space especially to the front as well as internal accommodation including an entrance hall, lounge with feature fireplace, dining room, conservatory, kitchen with utility area, cloakroom, WC. and a useful bedroom converted from the garage. The first floor provides three further generous bedrooms, en-suite to the master and a family bathroom.

## Accommodation

### Ground Floor

#### Entrance Canopy

5'1" x 2'2" (1.56m x 0.68m)

Panelling with inset lighting, wall light point and an opaque double glazed door leading to the:

#### Entrance Hallway

5'2" x 3'8" (1.58m x 1.13m)

Staircase to the first floor, laminate flooring, ceiling coving and a central heating radiator.

#### Lounge

16'0" x 10'8" (4.90m x 3.26m)

Generous entertaining room with a living flame coal effect gas fire with a raised hearth, inset and a carved surround, laminate flooring, ceiling coving, PVC double glazed bay window to the front elevation, double central heating radiator and an archway to the:

#### Dining Room

9'10" x 9'2" (3.00m x 2.80m)

Continuation of the laminate flooring, ceiling coving, central heating radiator and PVC double glazed patio doors to the:

#### Conservatory

10'0" x 8'1" (3.06m x 2.47m)

Continuation of the laminate flooring, PVC double glazed windows, PVC double glazed 'French' doors opening onto the patio garden and a ceiling fan.

#### Kitchen

15'9" x 13'4" (4.82m x 4.08m)

Fitted 'Shaker' style kitchen including a range of matching base, drawer and eye level units, in addition to a display cabinet and concealed lighting. Integrated appliances including a four ring gas hob with an illuminated chimney extractor above, dishwasher, oven and grill. Porcelain one and a half bowl sink unit with chrome mixer tap set in a wood grain effect work surface with a brick tile splashback. Wall mounted 'Worcester' gas boiler, spaces for a washing machine, dryer and fridge/freezer, PVC double glazed window to the rear elevation, opaque double glazed door to the side elevation, understairs storage cupboard and a vertical, contemporary style central heating radiator.



#### Bedroom Two

10'3" x 8'4" (3.13m x 2.55m)

Storage cupboard sited above the staircase recess, double glazed window to the front elevation and a central heating radiator.

#### Bedroom Three

8'5" x 8'3" (2.58m x 2.54m)

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

#### Bathroom

7'1" x 5'6" (2.16m x 1.70m)

White suite including a panelled bath with a thermostatic shower above, twin shower heads and screen, pedestal wash hand basin and a low level WC. Cushioned vinyl flooring, part tiled walls, opaque double glazed window to the rear elevation, extractor fan and a central heating radiator.

#### Outside

The fenced rear garden enjoys a flagged patio area ideal for the hardstanding of garden furniture with steps up to a further garden area predominantly laid to lawn. In addition, there is a pergola with decking, raised borders, cold water tap, timber shed, lighting and decorative blue slate chippings. The front features a large driveway providing parking for several vehicles with an adjacent gravelled area and timber fencing with lighting.



#### WC.

4'7" x 2'7" (1.41m x 0.79m)

Modern suite comprising a low level WC and a wash hand basin including a chrome mixer tap with cupboard storage below. Laminate flooring, splash-back tiling, opaque double glazed window to the rear elevation and a central heating radiator.

#### Bedroom Four / Garage Conversion

10'8" x 8'0" (3.27m x 2.44m)

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

#### First Floor

##### Landing

10'3" x 2'11" (3.13m x 0.89m)

Loft Access.

##### Bedroom One

13'1" x 10'11" (4.01m x 3.33m)

Two PVC double glazed windows to the front elevation and a central heating radiator.

##### En-Suite Shower Room

6'10" x 5'6" (2.09m x 1.69m)

White suite including a tiled cubicle with a thermostatic 'Aqualisa' shower and retractable head, pedestal wash hand basin and a low level WC. Cushioned vinyl flooring, part tiled walls, opaque double glazed window to the rear elevation, extractor fan and a central heating radiator.

#### Tenure

Leasehold with a term of 999 years dated 1st January 1997 and a ground rent £50 per annum.

#### Council Tax

Band 'D' - £2,290.63 (2025/2026)

#### 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. 'Video Tours' can be viewed prior to physical inspections.