



55 Lower Hays

Daresbury, Warrington, WA4 4GT

Prices from **£474,995**



CASTLE GREEN HOMES Alderton Plot 120 fantastic sales incentives to include QUARTZ worktops, FLOORING and TURF to rear as a fantastic sales incentive. OPEN-PLAN KITCHEN, DINING & FAMILY area, EN SUITE BATHROOMS to primary bedroom, single integrated GARAGE & Separate UTILITY.

Phase 2 LAUNCH AUGUST 2024 - VIP Showhome viewings only, call to register your interest now. EARLYBIRD RESERVATIONS NOW BEING TAKEN.

The Alderton

The Alderton fuses elegant design with contemporary features to create the ultimate family home of distinction. The welcoming hallway leads to the spacious living area with a standout bay window that allows natural light to flood in. The open-plan kitchen/dining area forms the beating heart of this beautiful house and is perfect for entertaining guests or relaxing with the family. The en-suite primary bedroom is one of four first-floor bedrooms offering plenty of space. Finally, the cloakroom, utility area and an integrated garage are desirable features fit for modern family life.



Kitchen 10'8" x 10'11" (3.26 x 3.33)

Family/Dining 16'10" x 11'10" (5.14 x 3.63)

Lounge 11'8" x 15'10" (3.58 x 4.83)

Cloaks 3'9" x 5'10" (1.16 x 1.79)

Utility 7'7" x 5'10" (2.32 x 1.78)

Garage 8'5" x 18'0" (2.58 x 5.50)

Bedroom 1 14'11" x 20'5" (4.55 x 6.24)

En Suite 6'6" x 9'0" (1.99 x 2.75)

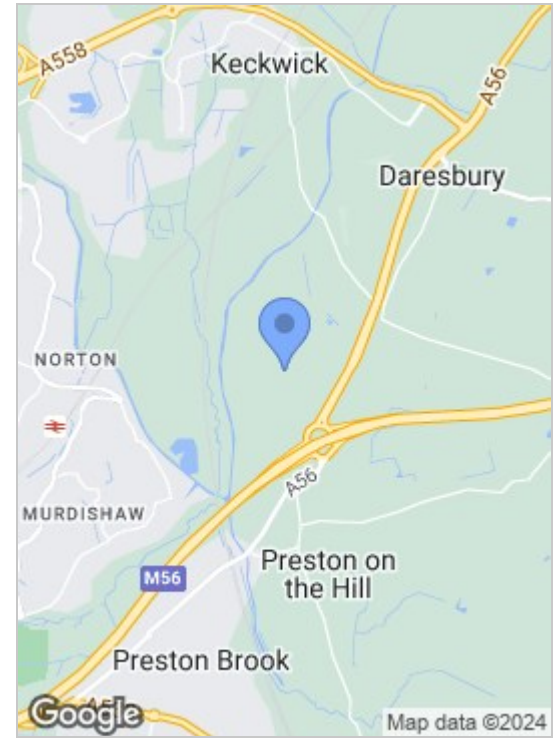
Bedroom 2 8'9" x 15'6" (2.67 x 4.74)

Bedroom 3 10'3" x 12'6" (3.13 x 3.83)

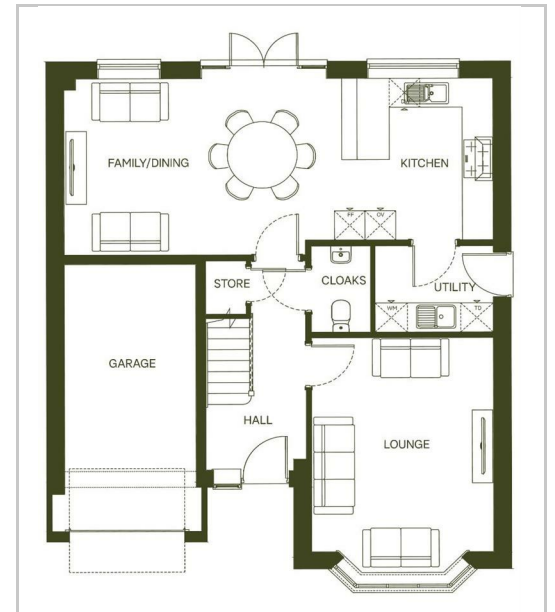
Bedroom 4 10'0" x 10'7" (3.07 x 3.24)

Bathroom 6'8" x 8'7" (2.04 x 2.63)

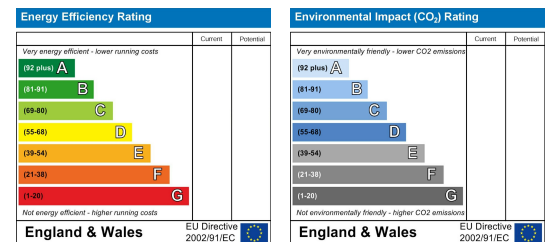
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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