



## 75 Lower Hays

Daresbury, Warrington, WA4 4GT

Prices from **£334,995**



\*CASTLE GREEN HOMES\* Impressive DOUBLE FRONTED DETACHED family home, discover LARGE OPEN PLAN KITCHEN with SEPARATE UTILITY, primary bedroom featuring beautiful EN SUITE.

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

### About The Henley

An ideal choice for those looking for open plan living, to the rear of the ground floor is a spacious kitchen & dining room to include a separate utility, where French doors look out onto the garden. The separate lounge makes a comfortable area in which to unwind at the end of the day. Upstairs you'll find an exceptional master suite with an en suite shower room, alongside two other beautifully designed bedrooms and a family bathroom. Downstairs WC and off road parking complete this stunning home.



**Kitchen/Dining 18'4" x 9'6" (5.59 x 2.91)**

**Utility 6'5" x 6'11" (1.98 x 2.13)**

**Lounge 18'4" x 10'7" (5.59 x 3.23)**

**Cloaks 5'6" x 3'6" (1.70 x 1.08)**

**Bedroom 1 18'4" x 7'4" (5.59 x 2.25)**

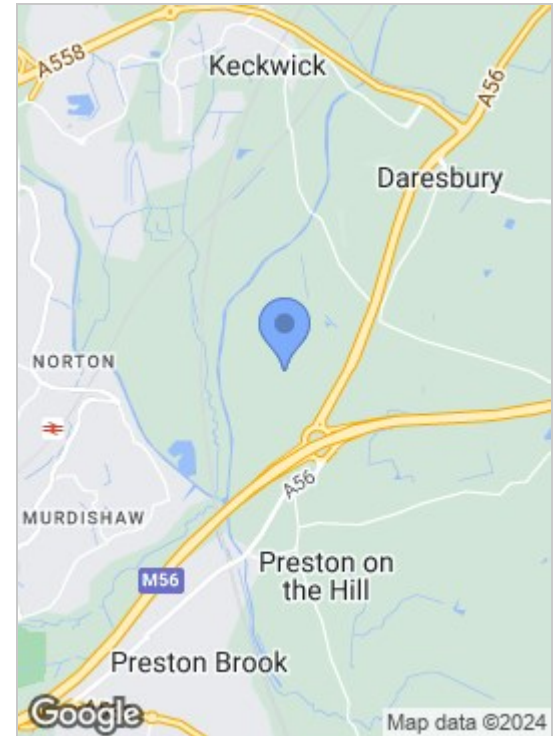
**En-Suite 6'9" x 5'11" (2.08 x 1.81)**

**Bedroom 2 9'0" x 10'8" (2.75 x 3.27)**

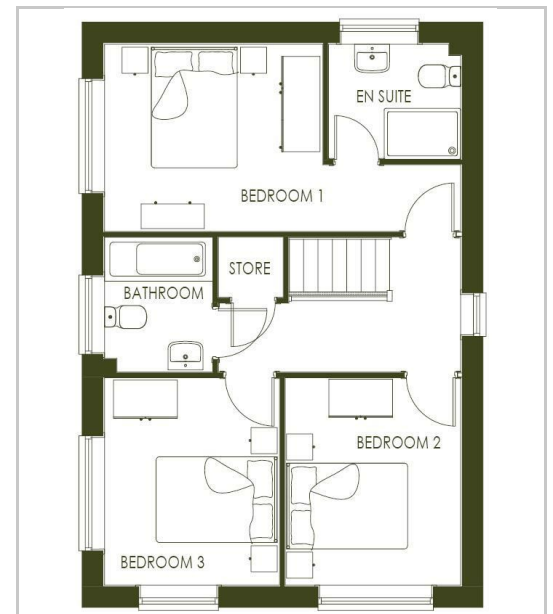
**Bedroom 3 9'0" x 10'8" (2.75 x 3.27)**

**Bathroom 5'6" x 6'11" (1.70 x 2.13)**

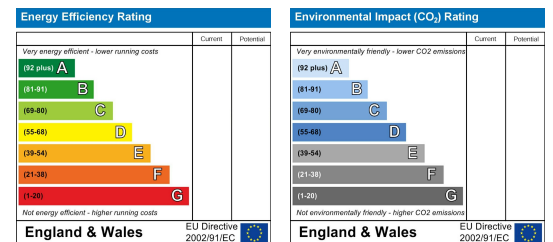
## Area Map



## 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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