



## 49 Lower Hays

Daresbury, Warrington, WA4 4GT

Prices from **£544,995**



\*CASTLE GREEN HOMES\* Wiltshire Plot 119 incredible sales extras to include QUARTZ WORKTOPS, FLOORING THROUGHOUT and TURF TO REAR. This exceptional family home has an OPEN PLAN KITCHEN, DINING & FAMILY area, two EN-SUITE bathrooms, FAMILY BATHROOM and a DOUBLE INTEGRATED GARAGE.

\*\*OFFICIAL DEVELOPMENT SHOWHOME LAUNCH DAY SATURDAY 14TH SEPTEMBER - CALL FOR DETAILS\*\*

### About The Wiltshire

If you're looking for a seriously spacious new home in Thornton, then The Wiltshire is certainly for you. Upon entering this lavish 4-bedroom home, you are greeted with an open hallway. To the left you will find a generous lounge with a standout bay window allowing light to flood in. To the rear of the ground floor, you will find a magnificent 30ft open plan kitchen/dining/family area. French doors lead out into the garden from the kitchen, allowing the outside to blend perfectly with the interiors. Whilst the cloakroom, utility area and an integrated double garage are desirable features fit for modern family life. Upstairs there is a luxurious and imposing master bedroom with en-suite, along with an impressive guest suite and two other generously sized bedrooms and family bathroom.



**Kitchen 23'5" x 11'7" (7.16 x 3.55)**

**Utility 6'5" x 5'7" (1.96 x 1.71)**

**Lounge 17'1" x 12'1" (5.21 x 3.69)**

**Family 13'3" x 10'4" (4.04 x 3.16)**

**Cloaks 5'4" x 3'7" (1.64 x 1.10)**

**Garage 20'8" x 16'7" (6.32 x 5.08)**

**Bedroom 1 14'11" x 14'4" (4.55 x 4.37)**

**Bedroom 2 13'3" x 11'3" (4.04 x 3.44)**

**Bedroom 3 10'8" x 9'10" (3.27 x 3.00)**

**Bedroom 4 11'2" x 9'10" (3.41 x 3.00)**

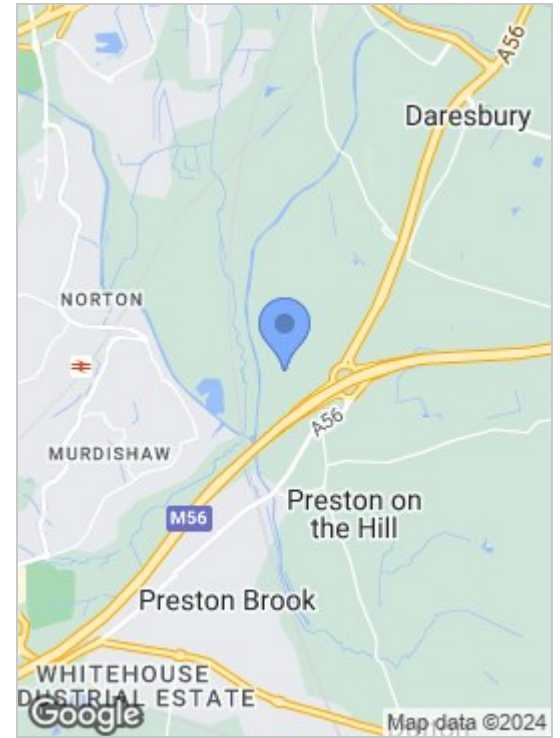
**En Suite 1 8'4" x 7'7" (2.55 x 2.33)**

**En Suite 2 8'5" x 4'10" (2.59 x 1.49)**

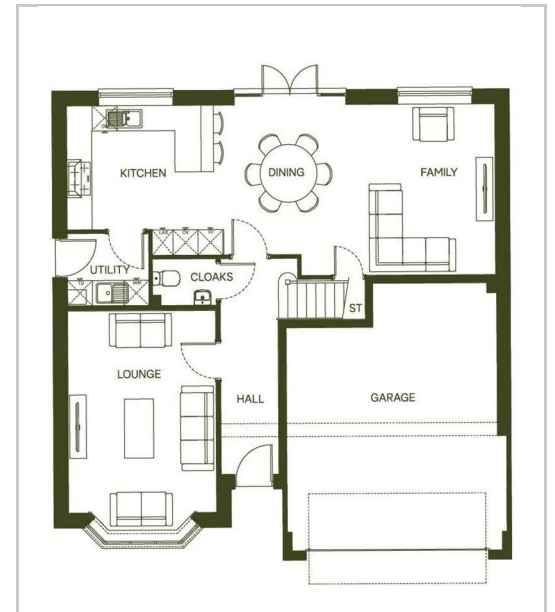
**Dressing 9'11" x 7'7" (3.04 x 2.33)**

**Bathroom 7'0" x 6'4" (2.15 x 1.94)**

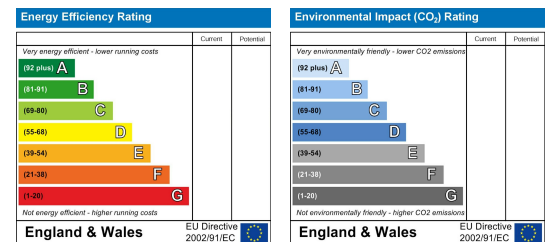
## Area Map



## 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.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

**Tel:** 0151 909 3003

**Email:** crosby@abode-group.co.uk

**Web:** www.abode-group.co.uk

**Tel:** 0151 601 3003

**Email:** allerton@abode-group.co.uk

**Web:** www.abode-group.co.uk

**Tel:** 01704 827 402

**Email:** formby@abode-group.co.uk

**Web:** www.abode-group.co.uk