



## 16 Lower Hays

Daresbury, Warrington, WA4 4GT

Prices from **£404,995**



CASTLE GREEN HOMES - Beaumont OPEN-PLAN KITCHEN, DINING area, EN SUITE bathroom in the primary bedroom and INTEGRAL GARAGE with OFF ROAD PARKING.

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The Beaumont at Bridgewater View Phase 2 at Daresbury Garden Village, is an ideal choice for those looking for open plan living. To the rear of the ground floor is a spacious kitchen & dining room, where French doors look out onto the garden. The separate lounge offers a comfortable area to relax and unwind at the end of a busy day. Upstairs you'll discover three generous double bedrooms each with their own en suite. An integrated garage and cloakroom complete this spacious home.

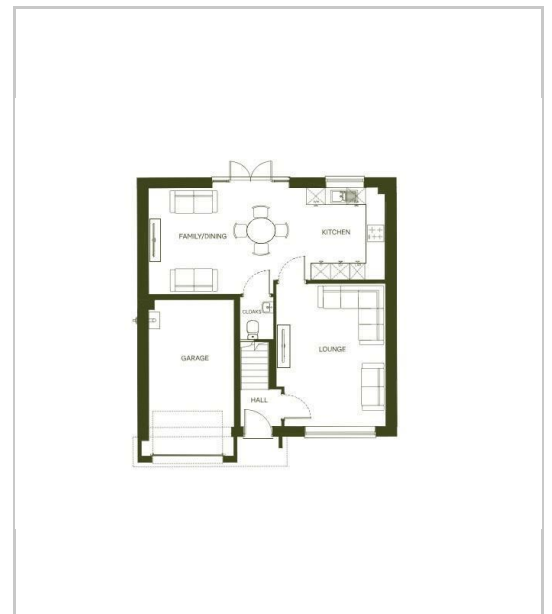


- Kitchen 9'11" x 10'8" (3.03 x 3.26)**
- Family/Dining Room 14'7" x 12'3" (4.47 x 3.74)**
- Lounge 11'4" x 16'5" (3.46 x 5.02)**
- Cloaks 3'5" x 4'11" (1.06 x 1.50)**
- Garage 8'10" x 18'0" (2.70 x 5.50)**
- Bedroom 1 13'5" x 13'8" (4.10 x 4.18)**
- En-Suite 8'5" x 3'10" (2.58 x 1.19)**
- Bedroom 2 10'10" x 13'8" (3.32 x 4.17)**
- Bedroom 3 12'2" x 11'6" (3.73 x 3.52)**
- Bedroom 4 12'0" x 9'5" (3.68 x 2.88)**
- Bathroom 5'11" x 8'0" (1.82 x 2.45)**

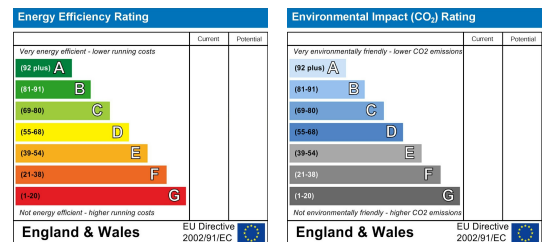
## Area Map



## 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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