



**GASCOIGNE
HALMAN**

12 LURTIN WAY, DARESURY, WARRINGTON

THE AREAS LEADING ESTATE AGENT

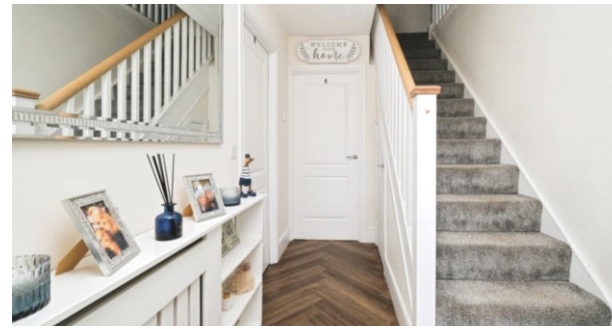


12 LURTIN WAY, DARESBUY, WARRINGTON

A beautifully enhanced freehold detached residence located on Gleaves View within the ever-popular Redrow Daresbury Garden Village development. This outstanding home features three generously sized double bedrooms, all of which include stylish en-suite bathrooms, and still benefits from seven years remaining on its NHBC warranty.

The interior briefly includes an inviting entrance hall with Amtico flooring extending across the entire ground floor, along with stairs leading to the first floor and a useful storage cupboard beneath. Positioned at the front is an elegant bay-windowed lounge offering ample living space. To the rear, you'll find an impressive open-plan kitchen and dining area complete with a breakfast island and a modern shaker-style kitchen. This space is equipped with integrated appliances including a fridge/freezer, double oven, gas hob, and extractor hood. French doors open out to the rear garden, while a separate utility room and a convenient downstairs WC complete the ground floor layout.





Upstairs, there are three well-sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes. Each bedroom enjoys its own high-quality en-suite, with the main en-suite standing out thanks to its walk-in shower and separate bath.

Outside, the property offers a widened driveway at the front along with an integral garage. The rear garden has been thoughtfully landscaped and features raised tiled patio areas, ideal for enjoying sun throughout the day. Additional external features include outdoor lighting and both hot and cold water taps.

Available with no onward chain, this exceptional property is ready for immediate occupation and enjoyment.

LOCATION

Gleaves View is a new development by Redrow situated in the suburb of Daresbury which offers the best of both Cheshire countryside and easy commuter links. Stockton Heath and Frodsham villages, a few miles away, boast a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 4GJ

TENURE

Freehold -
Estate Charge £324.00 PA

LOCAL AUTHORITY

Halton Borough Council - Council Tax Band E



Ground Floor



First Floor

Total floor area 137.5 sq.m. (1,480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

