



St. Elphin's View, Daresbury Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Stunning Barn Conversion
- Utility Room
- Beautiful Rural Setting
- Three Bedrooms
- Amazing Garden
- En-Suite to Master
- Attractive Lounge
- Family Bathroom
- Delightful Dining Room
- Driveway Parking

DESCRIPTION

An absolutely stunning barn conversion in the beautiful rural setting of Daresbury village. This fabulous property has two attractive reception rooms, contemporary kitchen, three bedrooms, family bathroom and en-suite to the master bedroom. This really is a gorgeous family home.

Access to this lovely home is into a welcoming hallway which leads to the kitchen, dining room, lounge, utility room and downstairs WC. Upstairs there are three bedrooms, en-suite bathroom and a family bathroom.

THE GARDENS

The gardens are show stopping with a large area laid to lawn and two patio areas perfect for alfresco dining. Surrounded by fencing, some mature shrubs and trees this really is a beautiful area to relax and enjoy the summer sun. To the front of the property there is allocated parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.98m x 4.04m
- Dining Room 3.17m x 3.57m
- Kitchen 2.71m x 3.57m
- Utility Room 1.76m x 1.83m
- WC

FIRST FLOOR

- Landing
- Bedroom One 6.07m x 2.85m
- En-suite 2.09m x 1.69m
- Bedroom Two 4.74m x 3.04m
- Bedroom Three 3.77m x 2.86m
- Bathroom 2.55m x 1.69m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 145Mb (Via Sky)

LOCATION

Daresbury Village is a small village located close to Stockton Heath and was the birthplace of Alice's Adventures in Wonderland author Lewis. Stockton Heath boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out.

The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

DISTANCES

- Stockton Heath 4 Miles
- Walton Gardens 2 mile walk
- Warrington Town Centre 5 miles
- Manchester Airport 18 miles via M56
- Manchester City Centre 26 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: E

Tenure: Leasehold
(to be confirmed by Solicitors.)

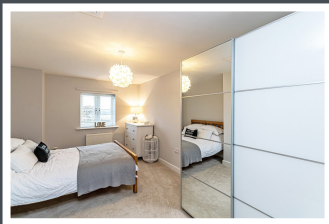
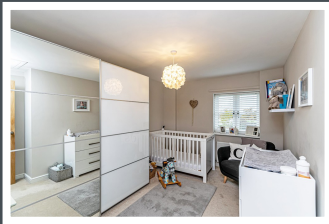
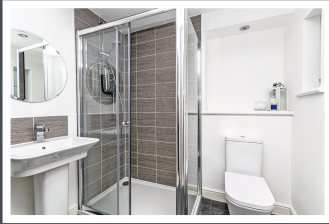
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



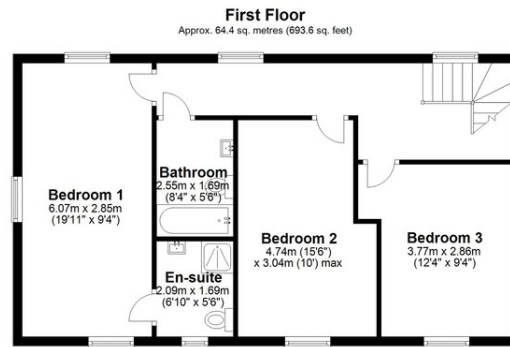
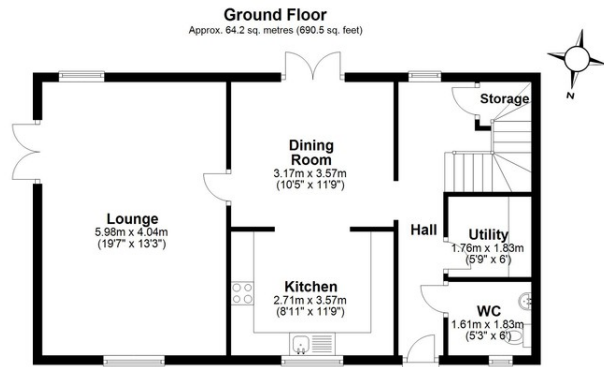




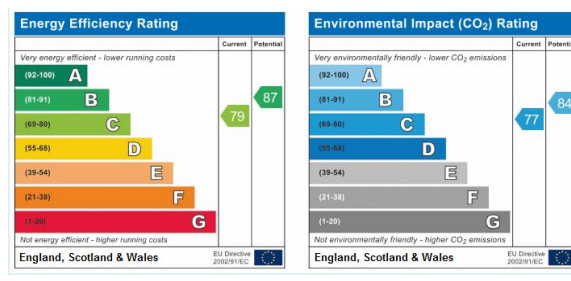


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 128.6 sq. metres (1384.1 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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