

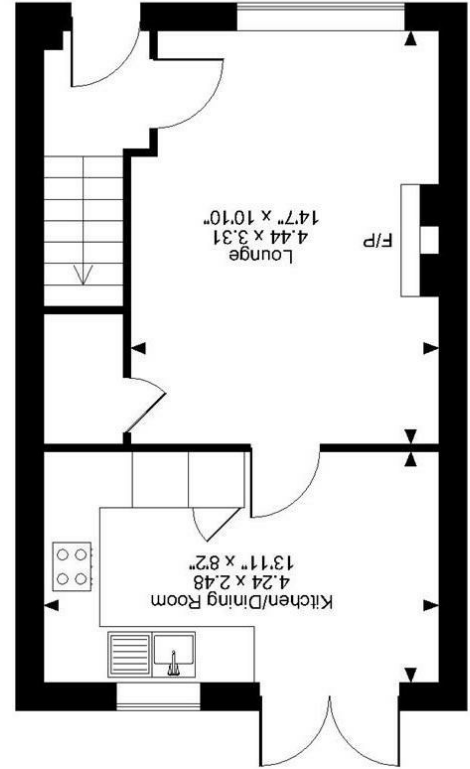
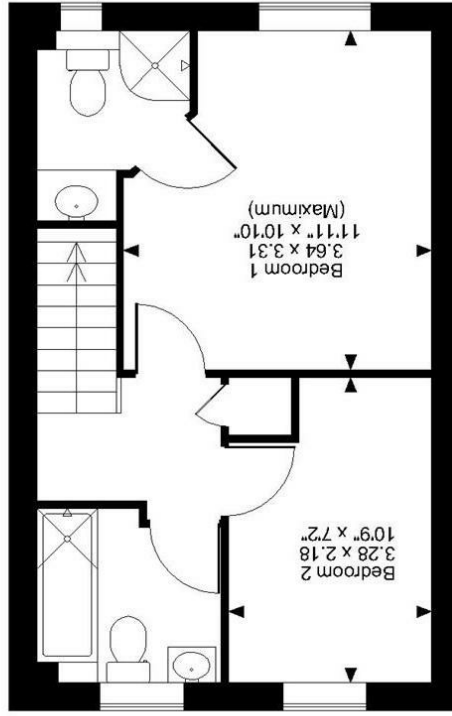
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592756/SKL

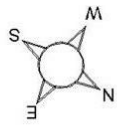
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First Floor

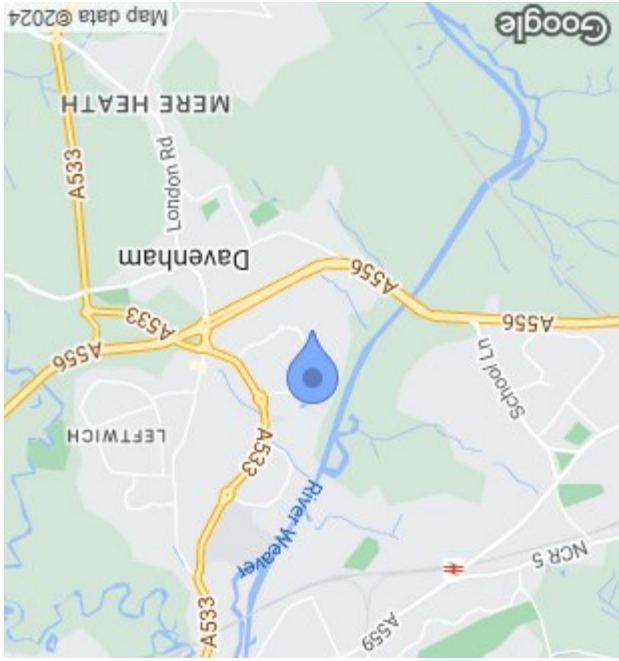
Ground Floor



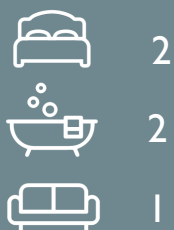
Blandford Drive, Kingsmead
Approximate Gross Internal Area
631 Sq Ft/59 Sq M



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	69
Potential	84



31 Blandford Drive
Kingsmead
Cheshire
CW9 8UB



Asking Price
£215,000

As you step inside the property, you are greeted by a good size lounge which is flooded with natural light via the sizeable window overlooking the front aspect and the additional benefit of a useful under stairs storage cupboard which is thoughtfully fitted with shelving options. The excellent size open plan kitchen/dining room is located across the back of the property and has been recently refitted with tasteful sage green shaker style units, integrated appliances include; slimline dishwasher, fridge/freezer, oven, hob, extractor fan, grill/microwave and provides enough space for a good-size dining table in front of patio doors that lead out paved patio and rear garden.

On the first floor, the property features two well-proportioned bedrooms, with the master bedroom benefiting from a beautifully styled, en-suite shower room . Completing the first floor accommodation is a recently modernised bathroom which offers a contemporary white suite with shower over the bath complemented by stylish tiling and fittings.

To the rear of the property is a private east facing garden which offers a paved patio perfect for outdoor dining and entraining, a good size lawn area surrounded by a flower boarder and a second decked patio area at the bottom of the garden. Situated in a sought-after centrally located cul-de-sac, this property also offers two allocated parking spaces.

