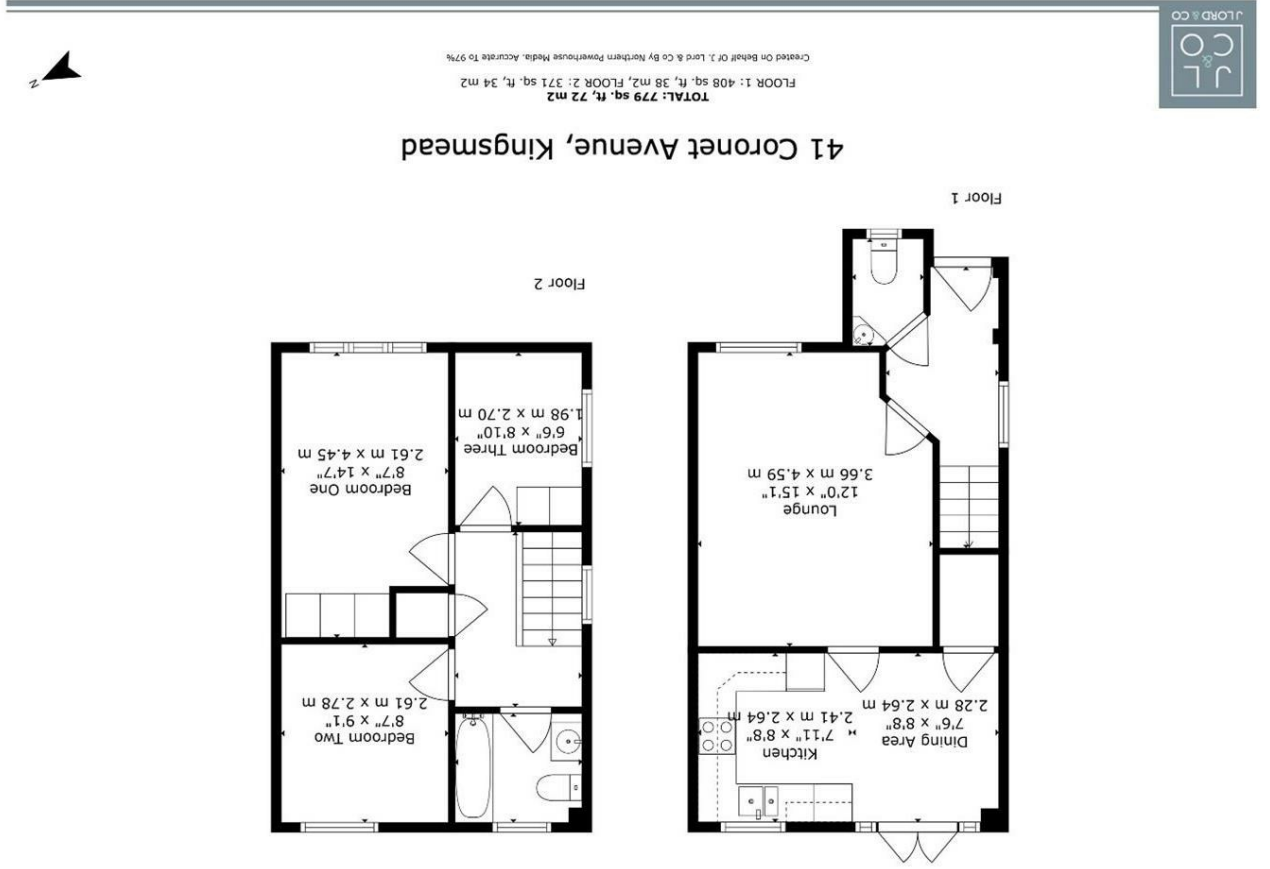
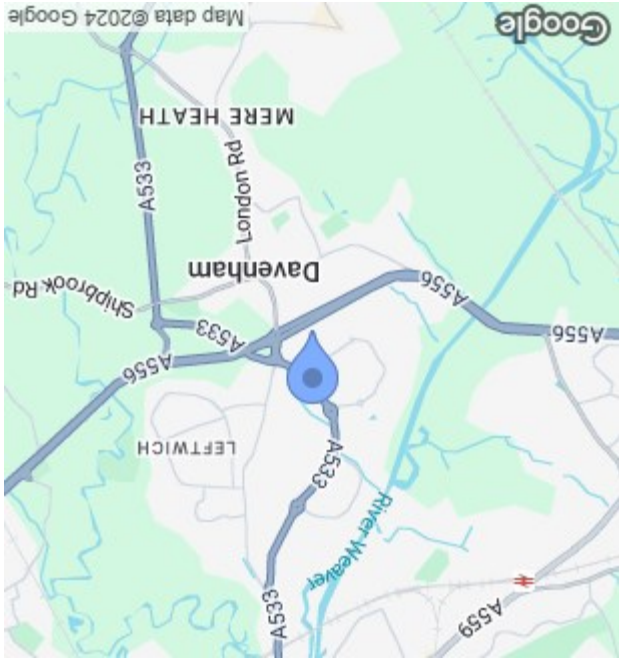


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

Energy Efficiency Rating	
Potential	Current
(92 plus) A	86
(81-91) B	73
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC
Not energy efficient - higher running costs



41 Coronet Avenue
Kingsmead
Cheshire
CW9 8FX

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Asking Price
£275,000

Superbly styled and opening onto impressively large landscaped gardens, this exceptionally presented semi-detached house is an enviable modern day family home. Sitting peacefully to the rear of a coveted cul de sac that offers easy access to local schools, green open spaces and commuter routes, it sits back from the brick paved road of Coronet Avenue behind an established lawn.

Beautifully lit by a wide side window an excellent entrance hall gives a first glimpse of the sense of style that flows throughout. Its inviting feel continues into a spacious lounge where the warm tones of an engineered wood floor run underfoot and the teal blue hues of an accent chimney breast lend a refined pop of colour. Notably light and airy, this sophisticated space unfolds into an adjoining kitchen dining room where wide French doors connect with the broad paved patio generating a hugely fluid and sociable feel.

Fully fitted with sleek gloss black cabinets and a great array of integrated appliances that includes an oven, induction hob, fridge freezer and dishwasher, the u-shaped design of the kitchen achieves the fine balance of being both stylish and functional. Wood effect countertops complement the flooring and provide plenty of workspace, and there's an additional dedicated spot for a freestanding washing machine. The generous dining area is equally ideal for everyday meals or evenings catching up with friends, and the French doors make it temptingly easy to step outside for al fresco drinks and barbecues. A deep under-stairs cupboard supplies handy hidden storage and a cloakroom completes the ground floor.

Upstairs a trio of notably proportioned bedrooms are all immaculately presented and have rich plush boucle carpeting. A wonderful main bedroom looks out onto the leafy foliage of mature trees, and whilst the second bedroom has a fantastic jungle mural that children will love, the third could easily be a home office if you need one. Together they share a deluxe bathroom with a contemporary suite, matte black wire shelving and dove grey metro tiles.

Outside, the impressively proportioned landscaped garden is bordered by high fencing and designed to be supremely easy to maintain. A brilliantly broad paved patio gives you every excuse for al fresco afternoons with friends and the inclusion of a considerably large timber framed Astroturf lawn means that you can relax and unwind at the weekend instead of mowing and weeding! At the front of the house a wide private driveway has off-road parking for several vehicles.

