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**Adams**  
residential sales



**Executive Detached Home**  
**Highly Sought After Location**



**Five Bedrooms + Ensuite**  
**Open Plan Kitchen / Dining Room**



**South Facing Rear Garden**  
**Early Viewing Essential**

**Stanford Close**  
Kingsmead, Northwich, CW9 8UQ

**£450,000**



A substantial five bedroom detached home located within the highly sought after Kingsmead Development at Northwich.

Features include; entrance hall, study, snug, lounge, open plan kitchen / dining room, utility, cloaks / WC, five double bedrooms, ensuite and family bathroom. Outside there is driveway parking for several cars, a single bay garage and a lovely South facing rear garden.

Early Viewing Essential.

#### Ground Floor

##### Entrance Hall

Double glazed front door and window. Fitted storage cupboard. Central heating radiator. Staircase to first floor.



##### Snug 8' 3" x 6' 11" (2.51m x 2.11m)

Central heating radiator. UPVC double glazed window.



##### Study 16' 5" x 8' 0" (5.00m x 2.44m)

Central heating radiator. Two UPVC double glazed windows.



##### Lounge 18' 3" x 11' 7" (5.56m x 3.53m)

Feature fireplace housing a solid fuel burning stove. Central heating radiator. Double glazed patio doors opening to the rear garden.



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**Kitchen / Dining Room** 19' 2" max x 15' 7" max (5.84m x 4.75m)

Furnished with a range of base storage units with laminate work surfaces over and matching wall cupboards above. Inset 4-ring stainless steel gas hob with extractor hood over. Inset 1.5 bowl stainless steel sink and drainer unit. Inbuilt double oven. Integrated fridge / freezer and dishwasher. Two central heating radiators. Two UPVC double glazed windows. Double glazed patio doors opening to the rear garden.



**Utility Room** 6' 3" x 5' 2" (1.90m x 1.57m)

Gas fired central heating boiler. Central heating radiator. Double glazed door to side. Integral access door to garage.

**Cloakroom / WC** 5' 2" x 2' 8" (1.57m x 0.81m)

Fitted with a low suite WC and wash hand basin. Central heating radiator. Extractor fan.



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## First Floor

### Landing 13' 6" x 8' 11" (4.11m x 2.72m)

Airing cupboard housing hot water cylinder. Central heating radiator. Loft access point.

### Bedroom One 12' 5" + wardrobes x 11' 7" (3.78m x 3.53m)

Fitted wardrobes. Central heating radiator. UPVC double glazed window.



### Bedroom Two 14' 10" x 8' 7" (4.52m x 2.61m)

Central heating radiator. UPVC double glazed window.



### Bedroom Three / Study 11' 8" x 7' 7" (3.55m x 2.31m)

Central heating radiator. UPVC double glazed window.

### Bedroom Four 10' 3" x 8' 7" (3.12m x 2.61m)

Central heating radiator. UPVC double glazed window.



### Ensuite 7' 3" x 4' 5" (2.21m x 1.35m)

Fitted with a three piece 'white' suite comprising of a tiled shower cubicle, low suite WC and wash hand basin. Extractor fan. Central heating radiator. UPVC double glazed window.



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**Bedroom Five** 13' 3" x 6' 11" (4.04m x 2.11m)  
Central heating radiator. UPVC double glazed window.



**Family Bathroom** 8' 8" x 7' 9" (2.64m x 2.36m)  
Fitted with a 'white' four piece suite comprising of a panelled bath, separate shower cubicle, low suite WC and wash hand basin. Extractor fan. Central heating radiator. UPVC double glazed window.



## Outside

### Gardens

Private, South facing rear garden with lawn, borders and covered seating area.



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**Garage & Driveway Parking** 16' 6" x 8' 2" (5.03m x 2.49m)  
Single bay garage with 'up and over' style front door. Power and light supplied. Inset sink and drainer unit. Plumbing for an automatic washing machine. Integral access door to utility room. Driveway parking for several cars.



### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room or furniture planning.

### Agents Notes

This property benefits from the addition of solar panels on the rear elevation. The solar panels are provided by 'A shade greener' under a lease agreement. Full details available upon request.



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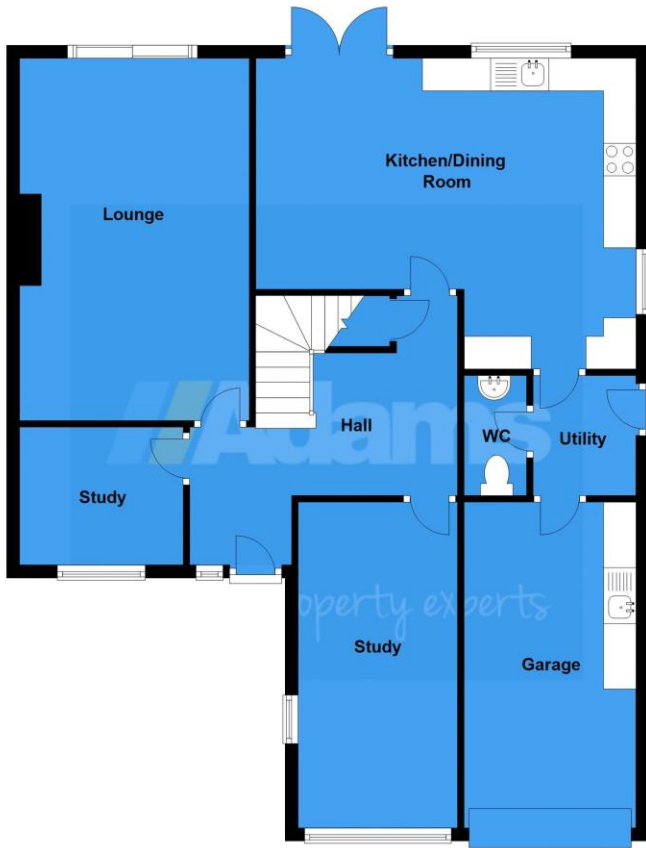
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Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	83
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	70	78
England, Scotland & Wales	EU Directive 2002/91/EC	



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