



***5 Stapeley Close, Kingsmead, Northwich, Cheshire, CW9 8WR
Offers In Excess Of £490,000***

No Onward Chain.. This four bedroom detached property is situated on the ever popular Kingsmead development and includes a conservatory to add to the impressive accommodation already on offer. Situated on a small cul de sac, the property is within walking distance of the local schools, shops and other amenities close to hand as well as excellent commuter routes making it an ideal purchase for the growing family. Warmed by gas central heating which is complemented with uPVC double glazing the property briefly comprises entrance hall, lounge, a large kitchen diner, utility room, conservatory, study and cloakroom on the ground floor whilst to the first floor there is the primary bedroom with fitted wardrobes and ensuite, bedroom two and three with fitted wardrobes, bedroom four and a well appointed family shower room. Externally the property is approached via driveway leading to a double garage with internal access whilst to the rear there are two patios, lawn, and well stocked borders.

Kingsmead is an extremely popular and sought after development on the outskirts of Northwich with shopping facilities catering for some everyday needs, Doctors Surgery, Chemist and Primary School of excellent repute. The area is also convenient for ease of access to the A556 Northwich bypass which in turn provides good commuting links to Manchester, Chester, the M6/M56 motorway networks and Manchester International Airport.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Ground Floor

Entrance Hall

Lounge 15'00 x 14'06"

Kitchen Diner 23'08" x 14'10" max

Conservatory 12'00' x 11'02"

Study 9'00" x 9'02"

Utility Room 5'04" x 9'00"

Cloakroom 7'05" x 4'05"

Internal Garage 17'00 x 16'10"

First Floor

Landing and Airing Cupboard

Primary Bedroom 13'06" x 12'00"

Fitted Wardrobe

En-suite

Bedroom Two 12'00" x 11'06"

Fitted Wardrobes

Three 9'05" x 11'09"

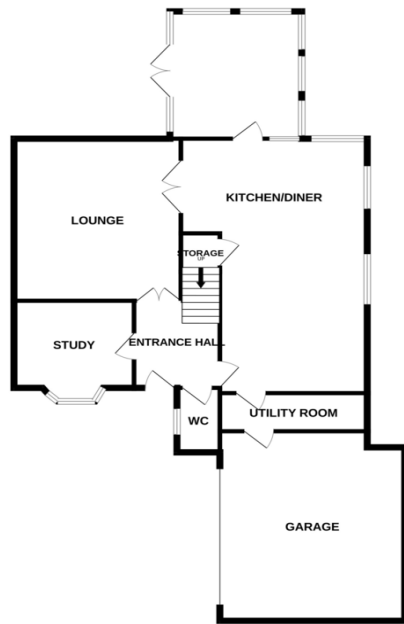
Fitted Wardrobes

Bedroom Four 9'06" x 10'04"

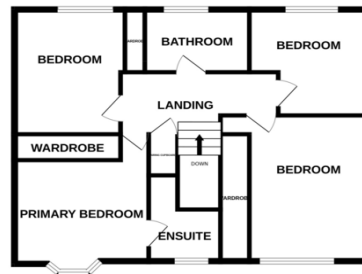
Shower Room 8'02" x 7'00"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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