



29 Capesthorpe Close, Kingsmead, Northwich, Cheshire CW9 8FA
£360,000

This extended three bedroom detached property is situated on a corner plot in a cul de sac location on the ever popular Kingsmead development and has been lovingly maintained by the current owners making it the ideal purchase for the growing family. Within walking distance of the local schools, shops and other amenities close to hand as well as giving easy access to excellent commuter routes, the property benefits from gas central heating and is complemented with double glazing. In brief the accommodation comprises entrance hall, lounge, dining room, family/guest room, kitchen, morning room, conservatory and cloakroom on the ground whist to the first floor is the primary bedroom with ensuite, two further bedrooms and a family bathroom. Externally the property is approached via a driveway to provide off road parking, whilst to the rear is a delightful enclosed landscaped garden.

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. 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: 13'09" x 10'10"

Dining Room: 10'09" x 8'09"

Kitchen: 15'06" x 11'0"

Morning Room: 6'03" x 5'10"

Conservatory: 12'07" x 8'10"

Family Room/Guest Room: 17'01" x 7'05"

Utility Room: 11'04" x 5'0"

Cloakroom/W.C:

First Floor

Landing: Storage cupboard

Bedroom One: 11'02" x 10'06"

En-Suite: 6'10" x 3'09"

Bedroom Two: 10'08" x 10'08" (overall maximum measurements)

Bedroom Three: 7'09" x 7'04"

Family Bathroom: 6'05" x 6'01"



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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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