



5 Pulford Close, Kingsmead, Northwich, Cheshire, CW9 8FS
£360,000

This three bedroom detached property is situated on the popular Kingsmead development and has the added bonus of a conservatory to further add to the living accommodation. Warmed by gas central heating and having uPVC double glazing throughout and is within walking distance of the local shops and river walks. In brief the property comprises entrance hall, lounge, dining room recently fitted kitchen and conservatory on the ground floor whilst to the first floor there is the master bedroom with en suite, two further bedrooms and recently fitted family bathroom. Externally the property is approached via a driveway leading to an integral garage with a lawned garden to the side whilst to the rear is a delightful mature garden with a selection of shrubs and flowers and a well maintained lawn.

Accommodation

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Ground Floor

Entrance Porch: 3'6" x 3'5"

With uPVC double glazed window to the side elevation and radiator.

Lounge: 15'6" x 11'3"

With uPVC double glazed window to the front elevation, feature fire place with wooden surround and marble hearth housing a gas fire, TV aerial point, telephone point, coved ceiling and double radiator.

Dining Room: 13'7" x 8'4"

With uPVC double glazed French doors leading to the Conservatory, stairs rising to the first floor accommodation with storage cupboard under, coved ceiling wall mounted thermostatic heating control and radiator.

Kitchen:

Recently fitted with a modern range of wall, base and drawer units with working surfaces above incorporating a 1 ½ bowl sink and drainer unit with mixer taps above, integral four ring gas hob with electric oven below with extractor hood over, space and plumbing for automatic washing machine, space for fridge freezer, storage cupboard, part tiled walls, wall mounted central heating boiler, uPVC double glazed window to the rear elevation.

Conservatory: 12'6" x 12'4"

Of uPVC construction on a dwarf brick built wall, uPVC double glazed double doors to the side elevation, two sky lights, fan and light ceiling unit and Amtico flooring.

First Floor

Landing:

With uPVC double glazed window to the side elevation, access point to boarded loft space, airing cupboard providing storage and radiator.

Bedroom One: 12'11" x 10'1"

With uPVC double glazed window to the rear elevation, radiator and door leading to:

En-Suite:

Furnished with a modern suite comprising of a low level WC, pedestal wash hand basin and fully tiled shower cubicle with electric shower fitment over, tiled splash back, shaver point, extractor fan, uPVC double glazed opaque window to the side elevation and radiator.

Bedroom Two: 10'6" x 9'10"

With uPVC double glazed window to the front elevation and radiator.

Bedroom Three: 9'9" x 7'8"

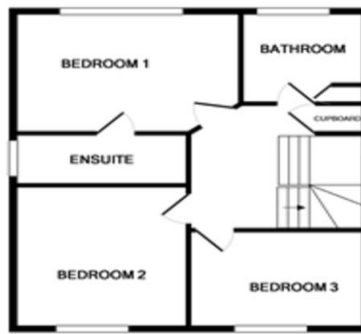
With uPVC double glazed window to the front elevation and radiator.

Family Bathroom:

Recently furnished with a modern white suite comprising of a low level WC, pedestal wash hand basin and panelled bath with 'telephone style' shower attachment, part tiled walls, extractor fan, uPVC double glazed opaque window to the rear elevation.

Externally to the front of the property there is a tarmac driveway providing off road parking with lawned garden and hedged boundary and integral garage with up and over door. To the rear of the property there is a well maintained lawned garden with numerous bushes, shrubs, mature trees and fenced boundaries.





1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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