



***24 Knightsbridge Avenue, Kingsmead, Northwich, Cheshire,
CW9 8GE***

£430,000 – No onward chain

Welcome to Knightsbridge Avenue, a truly desirable address on Kingsmead with the added benefit of no onward chain and solar panels. This beautifully presented modern detached home offers four generous double bedrooms, two with en-suites and a ground floor that's perfect for family life and entertaining alike. Step inside to the welcoming entrance hall, the lounge and dining/family area both spaces open through French doors onto the rear garden, ensuring plenty of light and seamless indoor-outdoor living. The kitchen is complete with breakfast bar and all the practical touches a modern family could want. Upstairs, the layout is versatile and spacious. The master suite boasts an en-suite shower room,, while two further double bedrooms (one also en-suite) provide ample comfort for family and guests. The fourth double bedroom is currently used as a home office, a flexible space to suit your lifestyle. Outside, the property enjoys a lovely rear garden, an integral garage and off road parking.

Accommodation

ENTRANCE HALL

Accessed via the entrance door you will find a welcoming entrance hall. With stairs rising to the first floor, doors to the guest WC, lounge, dining room, kitchen and garage. Laminate flooring and wall mounted radiator.

LOUNGE 11' 6" x 18' 3" (3.51m x 5.57 maxm)

With a double glazed bay window to the front elevation, inset spot lighting, gas fire and surround, wall mounted radiator and double doors lead to the dining room.

DINING ROOM 11' 6" x 11' 7" (3.53m x 3.54m)

With double glazed French doors that lead to the garden, wall mounted radiator and a door leads to the hall.

KITCHEN 14' 3" x 11' 5" (4.35m x 3.50m)

With a double glazed window to the rear elevation and a door which leads to the garden. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated double oven and five ring gas hob with extraction over, fridge freezer, dishwasher. Feature breakfast bar with wine cooler, wall mounted radiator and inset spot lighting.

GUEST WC

With a double glazed opaque window to the side elevation. Fitted with a low level WC and handwash basin, wall mounted radiator.

LANDING

A lovely light and airy landing, with a double glazed opaque window to the side elevation, doors leading to the bedrooms and family bathroom.

BEDROOM ONE 14' 10" x 9' 8" (4.53m x 2.95m)

With a double glazed window to the front elevation, wall mounted radiator, wardrobes providing hanging and storage space and door leads to the en-suite.

EN-SUITE

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Tiled walls and flooring, chrome towel rail.

BEDROOM TWO 13' 7" x 11' 3" (4.15m x 3.44 maxm)

With a double glazed window to the rear elevation, wall mounted radiator, wardrobes providing hanging and storage space and a door leads to the en-suite.

EN-SUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, tiled walls and floor, chrome towel rail.

BEDROOM THREE 8' 7" x 6' 10" (2.62m x 2.10m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 6' 9" x 9' 8" (2.06m x 2.95m)

With a double glazed window to the rear elevation and wall mounted radiator.

BATHROOM

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath. Tiled floors and walls, wall mounted radiator and extraction.

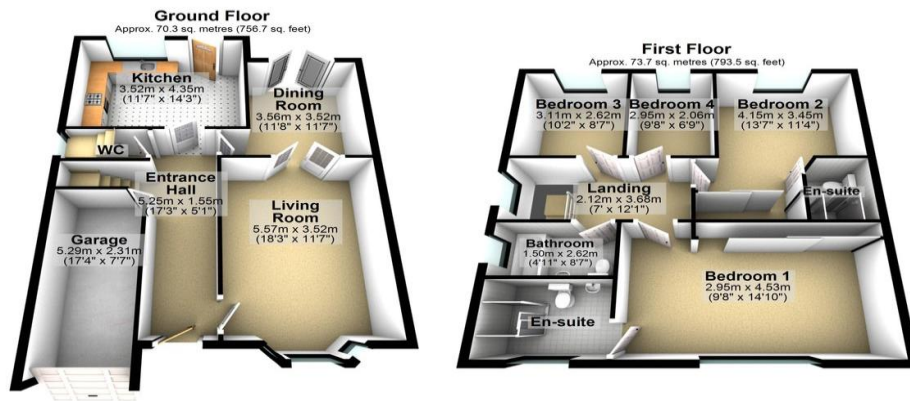
EXTERNALLY

To the front is a driveway providing off road parking and leads to the garage. Side access to the rear garden. The rear garden is enclosed, mainly laid to lawn with a feature patio area.

GARAGE 17' 4" x 7' 6" (5.29m x 2.30m)

With an up and over door and power and lighting. Wall mounted boiler and space and plumbing for washing machine.





Total area: approx. 144.0 sq. metres (1550.2 sq. feet)

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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