



Blakemere Drive | Kingsmead | CW9 8US

EDWARD  
mellor





## Features

- A beautifully presented semi-detached house
- With 3 bedrooms and 2 bathrooms
- Attractive lounge and kitchen/diner
- Garage, driveway and good sized garden
- Close to top schools and college

A stunning semi detached home which is beautifully presented throughout with gas central heating, PVCu double glazing, recently upgraded sanitary fittings, new wardrobes to the master bedroom and retiled floors to the porch and hall. Built in 2000 by Redrow Homes, the well appointed layout begins entrance porch with new stylish composite front door, hall, spacious

lounge with contemporary media wall through to an attractive dining kitchen with integrated oven/hob and new French patio doors to the garden. To the first floor there is a lovely master bedroom with en suite shower room having mains powered rain shower, 2 more bedrooms and a bathroom. The loft space has fold down ladders and is fully boarded with light. Outside there

is a garage 17ft x 9ft with an automatic roller shutter door and driveway for extra parking. A buyers attention must be drawn to the feature part walled rear garden of good size with patio and enjoying a sunny orientation.





The property occupies a cul de sac position and is conveniently near to the highly regarded Sir John Deanes College. In addition nearby there is Kingsmead primary school and Leftwich County high school both rated outstanding. Kingsmead is a highly sought after development and In just a short walk are local amenities which include a Tesco convenience store, Kingfisher public house and a day nursery. There is nearby access to miles of delightful riverside walks perfect for relaxation. ( Watch our virtual tour ). Northwich town centre is one mile away and offers many shops and national stores, Waitrose supermarket next to a picturesque marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym, The A556 bypass is well placed within half a mile and connects directly to the motorway network and several commercial centres throughout the north west.

SERVICES: All main services are connected. TENURE: The house is Freehold and free from chief rent. NOTE: None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. ASSESSMENTS : Cheshire West & Chester Tax Band C - Energy Efficiency Rating Band D

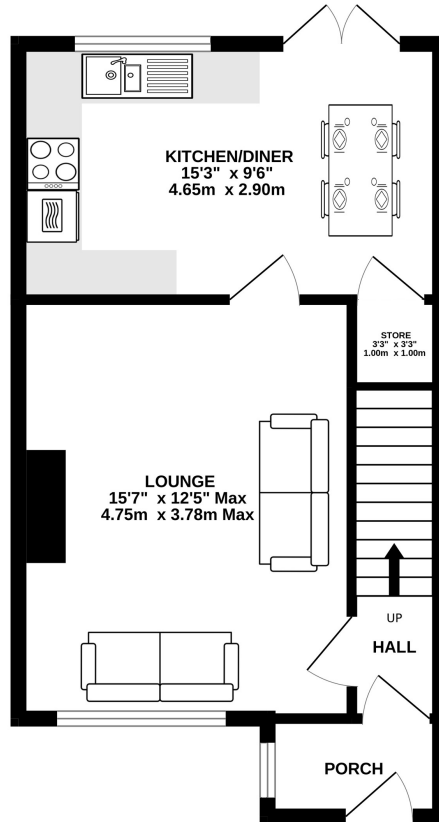




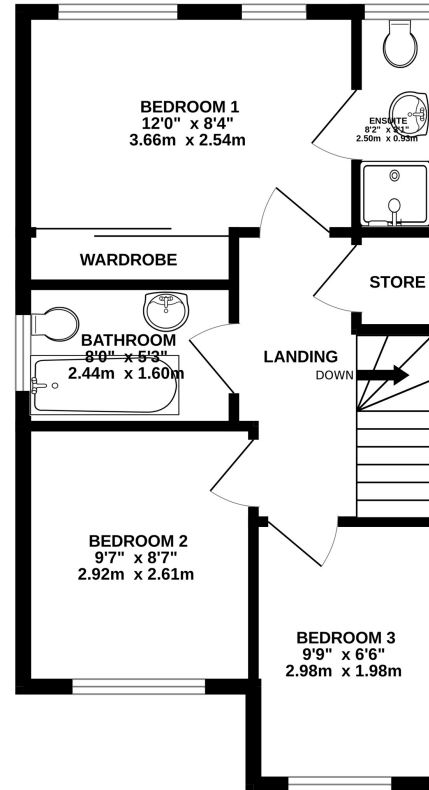
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



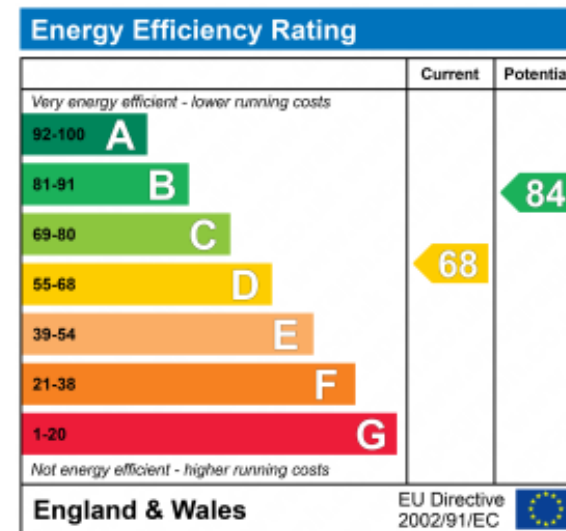
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## Important Information

- Council Tax Band: C
- Tenure: Freehold

## EPC Rating



10, The Bull Ring, CW9 5BS  
T: 01606 455 14  
E: [northwich@edwardmellor.co.uk](mailto:northwich@edwardmellor.co.uk)



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