



**Monarch Drive, NORTHWICH CW9 8UN**

**welcome to**

**Monarch Drive, NORTHWICH**

IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY BOASTING A HIGHLY SOUGHT AFTER KINGSMEAD LOCATION WITH NO UPWARD CHAIN!



### **Entrance Hall**

Entrance door to front aspect, laminate flooring, stairs to first floor and radiator

### **Downstairs Wc**

Lo level WC, hand wash basin and double glazed window to rear aspect

### **Lounge**

17' 3" into bay x 12' ( 5.26m into bay x 3.66m )  
Double glazed bay window to front aspect, gas fire in surround, laminate flooring and radiator

### **Dining Room**

12' x 12' ( 3.66m x 3.66m )  
Double glazed window to rear aspect, laminate flooring and radiator

### **Study**

7' x 6' 11" ( 2.13m x 2.11m )  
Double glazed window to rear aspect and radiator

### **Kitchen/ Diner**

14' x 13' ( 4.27m x 3.96m )  
Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven, integrated dishwasher, space for fridge/ freezer, sink and drainer unit, breakfast bar seating area double glazed window to rear aspect, sliding doors leading to rear garden. Spotlights and radiator

### **Utility Room**

6' x 4' 10" ( 1.83m x 1.47m )  
Wall and base units, sink and drainer unit, space for washing machine and door leading to rear garden

### **Bedroom One**

15' 2" max x 12' 3" ( 4.62m max x 3.73m )  
Double glazed window to front aspect, fitted wardrobes and radiator

### **En Suite**

Shower cubicle, low level WC, hand wash basin and double glazed frosted widow to side aspect

### **Bedroom Two**

14' x 9' 11" ( 4.27m x 3.02m )  
Double glazed window to rear aspect, fitted wardrobes and radiator

### **Bedroom Three**

10' 8" x 9' 11" ( 3.25m x 3.02m )  
Double glazed window to rear aspect and radiator

### **Bedroom Four**

9' 10" x 9' ( 3.00m x 2.74m )  
Double glazed window to rear aspect and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash basin, double glazed frosted window to front aspect and radiator

### **External**

Garage 17ft x 16ft electric door, power and light. Additional driveway parking. Private rear garden which is mainly laid to lawn with shrub borders, patio seating area, gated access and outdoor tap



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welcome to

## Monarch Drive, NORTHWICH

- Impressive Four Bedroom Detached Property
- Beautifully Presented Throughout
- No Upward Chain
- Highly Sought After Kingsmead Location
- Council Tax Band F

Tenure: Freehold EPC Rating: D

offers in the region of

**£495,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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