



18 Kingfisher Crescent
Sandbach

£1,075 PCM



STEPHENSON BROWNE

18 Kingfisher Crescent, Sandbach CW11 3AX

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Nestled in the charming area of Kingfisher Crescent, Sandbach, this superb modern semi-detached house offers an ideal family home. With three well-proportioned bedrooms, this property is perfect for those seeking comfort and convenience. The house features a welcoming reception room, highlighted by a delightful walk-in bay window that allows natural light to flood the space, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the dining kitchen, which boasts a comprehensively fitted kitchen, providing ample space for culinary creativity and family gatherings. The layout is designed for both functionality and style, making it a wonderful space for entertaining guests or enjoying quiet family meals.

This property also includes two bathrooms, comprising an ensuite for the master bedroom and a family bathroom, ensuring that morning routines are both efficient and comfortable. Outside, you will find a well-maintained garden, perfect for outdoor relaxation or play, along with parking.

The location is particularly advantageous, with easy access to both the town centre and the railway station, making commuting and local amenities readily accessible. This semi-detached house is not just a property; it is a place where memories can be made. Sorry no cats or dogs.

ENTRANCE HALL

Access to cloakroom

CLAOKROOM

Window to front elevation, radiator, low level wc and pedestal wash hand basin.

LOUNGE

16'3" maxm x 12'9" maxm (4.95 maxm x 3.89 maxm)
Walk in bay window to front elevation, stairs leading to the first floor, radiator and under stairs storage cupboard.

DINING KITCHEN

15'9" x 10'8" (4.79 x 3.24)
A superbly appointed room comprehensively fitted with white fronted units and comprising integrated fridge freezer and stainless steel gas hob and oven. Window to the rear elevation and French doors in the dining area leading onto the rear garden.

LANDING

MASTER BEDROOM

12'2" x 9'0" (3.72 x 2.75)
Window to the front elevation, radiator, built in storage cupboard.

ENSUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin, fully tiled shower cubicle. Radiator.

BEDROOM TWO

8'10" x 8'10" (2.70 x 2.70)
Window to the rear elevation, radiator

BEDROOM THREE

8'10" x 6'8" (2.70 x 2.02)
Window to rear elevation, radiator

BATHROOM

Comprising panelled bath with mixer taps and shower attachment, low level wc and pedestal wash hand basin

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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