



**12 Acres Crescent,
Kingsley, Cheshire, WA6 8DZ**

 **Ian J Tickle**

Independent Estate Agent

12 Acres Crescent, Kingsley, Cheshire, WA6 8DZ

Detached 3 bedroomed bungalow situated in a corner position on a sought after development on the fringe of Kingsley Village where a variety of local amenities such as local junior schools, church, doctors surgery, Co operative store and chemist can be found.

The property has been refurbished throughout and is offered for sale in Showhouse condition.

The spacious accommodation briefly comprises:-

Hall, Living Room, Dining Area, Refitted Kitchen, 3 Double Bedrooms and Luxury Bathroom with 4 piece suite.

Outside is a low maintenance garden to the rear, Detached brick Garage and block paved driveway to the front.

Viewing is essential to appreciate the current owners good taste and flair which is reflected throughout this lovely home



Offers In The Region Of £335,000



Hall

Composite entrance door
Polyfloor Camaro oak effect flooring

Utility Room

Space & plumbing for washing machine
Wall cupboards
Radiator
UPVC double glazed window to side
W/C

Living Room

16' 3" x 12' 0" (max)
UPVC double glazed window to side
Wall mounted driftwood flame effect electric fire
Coved ceiling
Polyfloor Camaro oak effect flooring

Dining Area

10' 0" x 8' 0"
UPVC double glazed window to front
Polyfloor Camaro oak effect flooring
Radiator

Kitchen

9' 9" x 9' 8"
Refitted with a range of modern wall and base units to include:-
Stainless steel sink unit
Bosch electric induction hob, oven and grill
Extractor canopy
Space and plumbing for dishwasher
Space for tall fridge
UPVC double glazed window to side
UPVC double glazed side exit door
Tiled floor
Part tiled walls
Coved ceiling
Radiator

Inner Hall

Loft access
Polyfloor Camaro oak effect flooring

Bedroom 1

14' 9" x 9' 5"
UPVC double glazed window to rear
Radiator
Polyfloor Camaro limed oak effect flooring

Bedroom 2

12' 11" x 11' 5"
Currently used as a sitting room/office
Double glazed window to rear
Polyfloor Camaro limed oak effect flooring
Radiator



Bedroom 3

10' 8" x 7' 9"
UPVC double glazed window to side
Radiator
Polyfloor Camaro limed oak effect flooring

Bathroom

Refitted with a luxury 4 piece white suite comprising:-
Shower cubicle
Spa bath
WC
Wash hand basin
UPVC double glazed window to side
Chrome ladder style radiator
Oak effect quality tiled floor
Extractor



Outside

Garage

16' 7" x 8' 11"

Detached brick garage with electronic shutter door

Composite side pedestrian door

Power and light

Wall cupboards

Block paved driveway

Block paved driveway providing parking for a number of vehicles

Raised flower bed

Outside light

Water tap

Side access path with gravelled area

Rear

Rear garden

Enclosed South facing rear garden which is not overlooked laid with Indian stone for ease of maintenance

Decked barbeque area with balustrade

Raised flower bed

Age:

2000

Tenure: Freehold

Council Tax: E

EPC Rating: C



108 Main Street, Frodsham, Cheshire, WA6 7AR
Telephone: 01928 731744 - Email: ian@iantickle.com

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2020

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to the compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact our Office who registered the property and we will be pleased to confirm the position for you.