

The Elms, Sandbach Drive, Kingsmead

£140,000



There is something rather lovely about finding a home that gives you the convenience of everything you need, without having to compromise on the peace and quiet you crave at the end of a busy day. Tucked away along Sandbach Drive, within the ever-popular Kingsmead development in Northwich, this beautifully presented two-bedroom first-floor apartment offers exactly that. A home where you can shut the door on the working day, kick off your shoes and enjoy a little space that's entirely your own. Whether you're a first-time buyer ready to take that exciting step onto the property ladder, a professional looking for somewhere well-connected to Manchester and Chester, or someone wanting to downsize without sacrificing comfort, this apartment has plenty to offer. And with allocated off-road parking, additional visitor spaces, riverside walks just moments away and Kingsmead's local amenities within walking distance, everyday life here really couldn't be much easier.

A Little Peace, A Lot of Convenience, and a Place to Call Your Own



Arriving along Sandbach Drive, you'll immediately appreciate the peaceful setting of this residential development. Set away from the busier roads, with the River Weaver and its scenic walking routes nearby, there's a real sense of being able to escape the hustle and bustle without ever feeling disconnected from the world around you.
Your own allocated parking space means no driving around looking for somewhere to leave the car after a long day, and with visitor parking available too, welcoming friends and family is equally convenient.
Access to the apartment building is through a secure intercom entry system, leading into a well-presented communal entrance and stairway.

"Internally, the home is modern, well maintained and beautifully presented, offering a truly move-in-ready opportunity."

The communal areas create a welcoming first impression, and as you make your way to the first floor, you'll find the entrance to your apartment on the right.
Step inside and there's an immediate sense of being home.

The entrance provides that all-important spot for hanging your coat, dropping your keys and swapping your work shoes for something considerably more comfortable. A further door leads into the main hallway, which connects each of the rooms and gives the apartment a lovely sense of separation between its living and sleeping spaces.



Positioned to the right as you enter the hallway, the kitchen has been thoughtfully arranged to make the most of the space available.

With a generous selection of wall and base cupboards, there's plenty of room to keep your everyday essentials neatly tucked away, leaving the worktops free for preparing meals, experimenting with new recipes or perhaps finally attempting that family favourite you've been promising yourself you'll learn to make.

The kitchen comes equipped with an integrated electric oven, four-ring hob and extractor hood, alongside a fridge freezer, dishwasher and washing machine. Tiled splashbacks, under-cabinet lighting and a wall-mounted gas central heating boiler complete this practical and well-equipped space.

For a first-time buyer, having these appliances already in place could make settling into your new home that little bit easier. And for those looking to simplify their lifestyle, everything you need is conveniently arranged within one room.

The main living and dining room is a real highlight of this apartment.

Generously proportioned and filled with natural light from two large double-glazed windows, this open-plan reception space provides plenty of flexibility for arranging your furniture to suit the way you live.



"The perfect blend of countryside, convenience and commuting links"







There’s room to create a comfortable lounge area with your favourite sofa, television and those little finishing touches that make a house feel like a home, whilst still having a dedicated dining space for enjoying meals, entertaining friends or settling down with a takeaway on a Friday evening.

And because the two spaces flow so naturally into one another, there’s no need to abandon your favourite programme just because dinner is ready. You can simply move across to the table and carry on watching.

The positioning of the windows allows daylight to spill across the room, helping to create a bright, welcoming environment throughout the day.

Whether it’s a quiet Sunday morning with a coffee, an evening catching up with friends or simply somewhere to retreat after a busy commute, this is a room that can comfortably accommodate it all.

At the far end of the hallway sits the principal bedroom, a beautifully decorated and calming space finished in soft pastel tones.

There’s something particularly inviting about a bedroom that feels peaceful the moment you walk through the door, and this one certainly achieves that.

Large built-in wardrobes provide excellent storage for clothing, shoes and accessories, helping to keep the room feeling uncluttered without needing to fill the space with additional furniture. Wood-effect laminate flooring adds a contemporary finish whilst being wonderfully practical to maintain.
The second bedroom offers a fantastic amount of versatility. For some, it will be the perfect guest bedroom for visiting friends and family. For others, perhaps a home office that finally means the laptop can stay out of the living room, or a dressing room with space to get ready without taking over the main bedroom. It could equally provide nursery accommodation for those looking for a home that can adapt as life changes.



"A property packed full of personality, waiting for you to step inside and see the lifestyle it has on offer to you."



An additional built-in storage cupboard within the hallway offers a handy place for bedding, towels, cleaning equipment and those everyday household essentials that everyone needs but nobody particularly wants on display. Located towards the entrance of the apartment, the bathroom has been attractively decorated and fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level flush WC. The room feels spacious and inviting, with a clean, timeless finish that makes it easy to add your own personal touches. Whether you're getting ready for the morning commute or enjoying a long soak after a particularly demanding day, this is a space designed to make those everyday routines feel a little more enjoyable.



Buying a home isn't always about finding the biggest house or the longest list of features.
Sometimes it's about finding somewhere that makes life simpler.

Somewhere you can park without the hassle, enjoy your own space, walk to your favourite coffee shop, escape along the river after work and still have everything you need within easy reach.

This two-bedroom first-floor apartment on Sandbach Drive offers exactly that.

It doesn't just tick boxes, it understands a busy life. And it's ready to welcome you home after a hard day.

Why Choose Kingsmead?

Ask people who live in Kingsmead what they love about the area, and you'll quickly understand why this established Northwich neighbourhood continues to attract such a wide variety of buyers. It's the balance that makes it special.

You have the convenience of local shops, everyday amenities and excellent road connections, alongside green open spaces, riverside walking routes and a genuine sense of community.

For young professionals, Kingsmead offers an appealing base for commuting towards Manchester, Chester and surrounding Cheshire towns, with the A556 providing access towards the wider motorway network. For first-time buyers, it's an opportunity to put down roots in a well-established residential area where so much of what you need is close to home. And for those looking to downsize, the combination of nearby amenities, scenic walks and an easy-to-manage apartment lifestyle makes it an equally attractive proposition.



"A home that is not only positioned in a fantastic spot, but is also nestled within the heart of the community."





Local Life in Kingsmead

One of the greatest advantages of living on Sandbach Drive is how easily you can enjoy the local area without always needing to reach for the car keys.

Kingsmead's neighbourhood shopping parade is within walking distance, offering a Tesco Express for everyday essentials, a Costa Coffee for your morning caffeine fix, takeaway options for those evenings when cooking really isn't on the agenda, a local pub and a doctors' surgery.

The nearby River Weaver provides a wonderful change of scenery, with riverside paths offering opportunities for leisurely evening strolls, weekend dog walks, running routes and simply spending more time outdoors.

It's easy to imagine finishing work, heading home to change and being out enjoying the fresh Cheshire air within minutes.

Northwich town centre is approximately a 20-minute walk away, providing a wider selection of independent shops, cafés, restaurants, bars and everyday facilities.

For those commuting or travelling further afield, the nearby A556 provides a convenient connection towards Manchester and Chester, with onward access to the wider road and motorway networks.

Kingsmead also benefits from local education options, including primary schooling in the neighbourhood, The County High School Leftwich for secondary education and Sir John Deane's Sixth Form College in Northwich.

But beyond the practicalities, there's something else that makes Kingsmead particularly appealing.

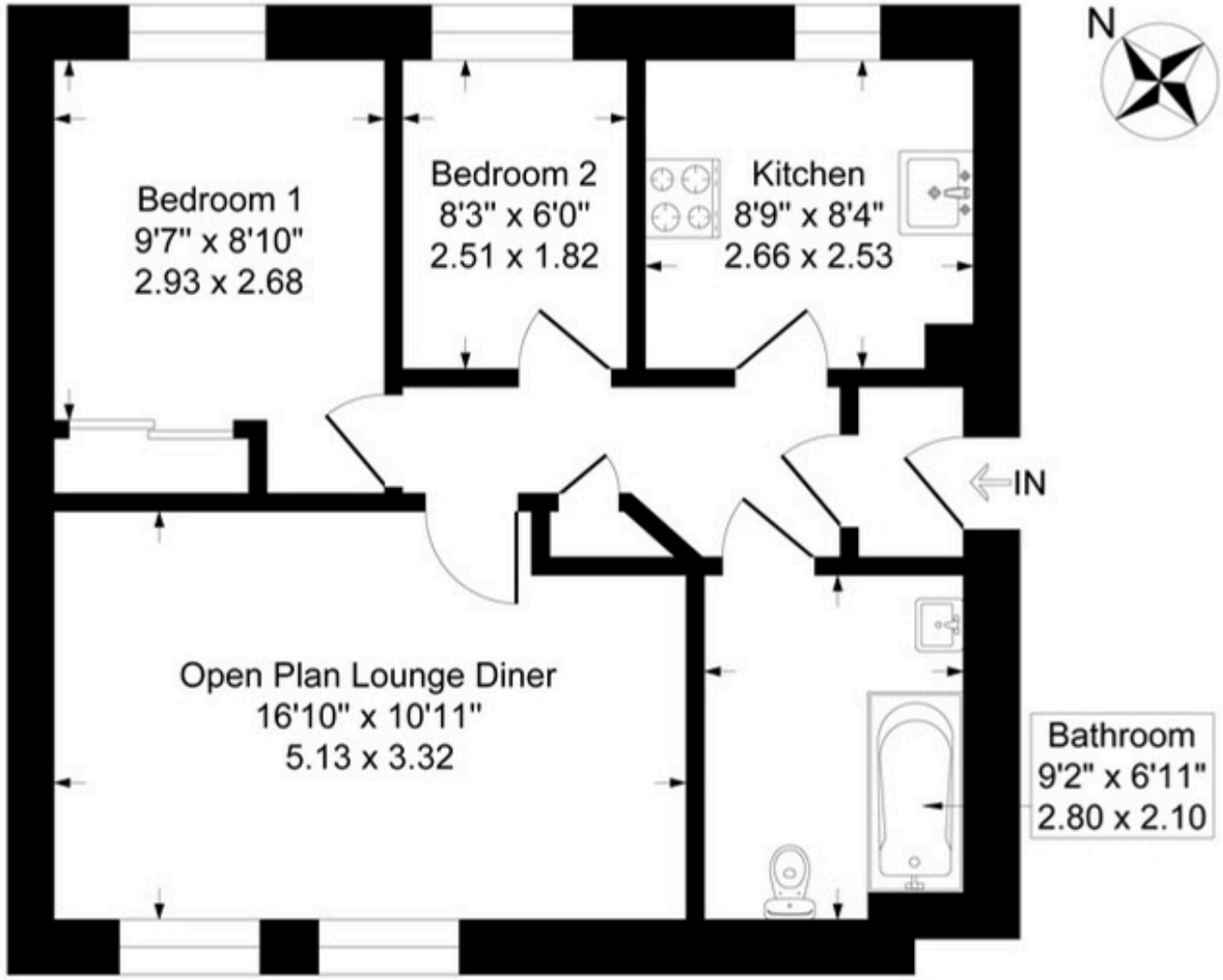
It's a neighbourhood where people get to know one another. Where familiar faces appear on your morning walk, where you can pop out for a coffee and where the balance between countryside and convenience makes everyday life feel that little bit easier.



"Whether you are looking to escape the hustle and bustle life can bring, or the ease of access to it, you can have it all here."



Approximate Gross Internal Floor Area = 51.9 sq m / 559 sq ft



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