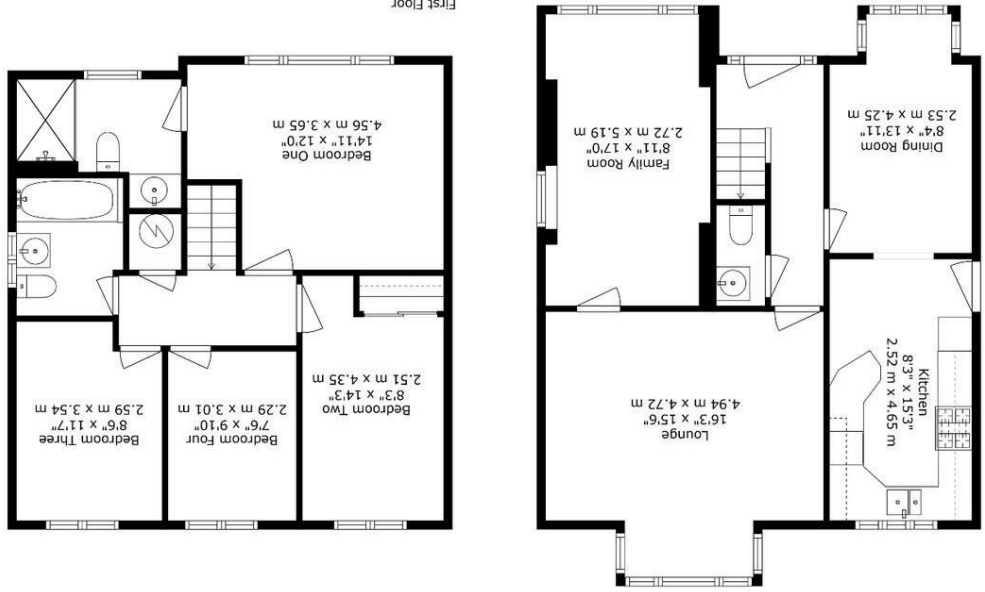


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

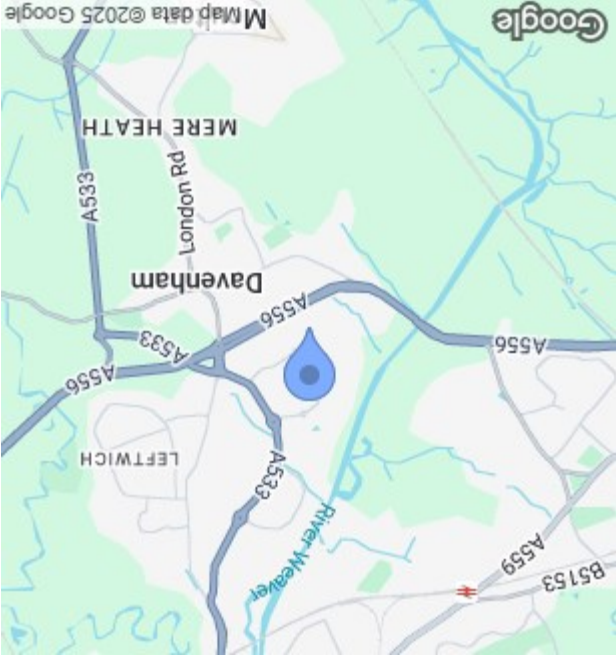
10 Kensington Way, Kingsmead
Approximate Gross Internal Area:
1383 sq. ft. 129 sq. m

For illustrative purposes only - not to scale. The position and size of doors, windows, fireplaces and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	63
Potential	82



10 Kensington Way
Kingsmead
Cheshire
CW9 8GG

- 4
- 2
- 3

Asking Price
£400,000

Step in from the canopied doorway and you'll discover a palette of soft hues, cool calming whites and plush carpeting creating a cohesive aesthetic. Sunlight filters into every corner while outside the beautifully landscaped gardens add to the lifestyle on offer, echoing the same level of care and finesse that flows throughout.

Giving an instant hint of the sense of style and space, a notable central hallway unfolds to either side onto a trio of spacious reception rooms that give you every opportunity to spend time together. Excellently proportioned, a superb lounge sits to the rear offering the timeless elegance of a classic grey and white design that makes it both refined yet homely. The rich contrast of an engineered wood flooring continues seamlessly in from the hallway, the clean lines of the fireplace add a chic focal point, and wide bay windows allow garden views and natural light to tumble in. Generating plenty of possibilities, this immaculate space connects to a double aspect family room that could easily be adapted into a home office or gym if preferred.

Across the hallway an equally impressive formal dining room has bay windows of its own and combines with an enviable kitchen in a delineated yet open plan layout ideal for every day meals and entertaining on a grand scale. Supremely well-appointed with a brilliantly chosen array of integrated appliances, this exceptional space is fully fitted with solid wood Shaker cabinetry topped with sleek black quartz. Supplying a wealth of functional storage and workspace that busy households will adore, the extensive wrap-around arrangement forms space to sit and start the day with a morning coffee. Discreetly hidden, a convenient ground floor cloakroom is ideal for guests.

Upstairs, the central landing unfolds onto a series of four beautifully presented bedrooms where plush grey carpeting keeps things cosy underfoot. With warm feature tones and an abundance of space, the outstanding main bedroom exudes a calm and restful air whilst having the added privacy of a deluxe en suite. Arranged in an indulgently rich chocolate brown tile setting, its broad walk-in shower has a rainfall head, while a circular countertop basin sits to a mirrored backdrop framed by mosaics. A second double bedroom offers superb fitted wardrobes, whilst the two further bedrooms have the versatility to cater for a growing household. Together they share a modern family bathroom.

Outside, a side door tempts you from the kitchen out onto a considerable patio that spans the rear of the home. Its paving continues into a path set centrally within established lawns taking you to a gently sunken terrace that creates a gorgeous spot for sunny evenings with friends. Admirably tended borders rich with mature shrubs add pops of colour and greenery throughout the seasons and a selection of sheds provide handy storage. To the front, a double width hardstanding adds the convenience of private off-road parking and the distinguished architecture of the house prompts an undeniable measure of kerb appeal.

