



69 Kingsley Drive, Leftwich, Northwich, Cheshire, CW9 8AZ
£230,000

This beautifully presented semi-detached family home is ideally located for commuters and families alike. The accommodation begins with an entrance porch leading into a hallway, the lounge following on to the kitchen/dining area with the added benefit of a utility room with a w/c. With internal access to the garage. To the first floor are three well-proportioned bedrooms, along with a contemporary family bathroom. Externally, the property benefits from a generous driveway providing off-road parking, which leads to a garage. To the rear is a low-maintenance generous sized garden with patio and lawned area, ideal for relaxing or entertaining. Viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Accommodation

Entrance Porch / Hallway

Accessed via a front porch entrance door with uPVC windows.

Lounge 15'9" x 14'9"

With uPVC windows to the front, feature fire place housing gas fire, radiator, understairs storage and stairs leading to the first floor.

Kitchen 14'5" x 9'

Fitted with a range of wall and base level kitchen units with worktops over, fully integrated cooker and extractor fan, fully integrated fridge freezer stainless steel sink and drainer unit, radiator, understairs storage cupboard, uPVC window and patio doors leading to the rear garden.

Utility

Fitted with a range of wall and base level kitchen units with worktops over, plumbing for washing machine and space for a dryer. With a door leading to the rear garden. With internal door to the garage.

Downstairs WC

Fitted toilet and basin with heating towel rail with a uPVC window.

Landing

With loft access and uPVC window to the side.

Bedroom One 14'2" Max x 8'7"

With a double glazed window to front elevation, radiator.

Bedroom Two 10'2" Max x 8'8"

With a double glazed window to the rear and radiator.

Bedroom Three 10'4" To Door Frame x 5'8"

With a double glazed window to front elevation, radiator and storage cupboard housing gas central heating boiler.

Bathroom

Fitted with panel bath and shower overhead, low level WC, wash hand basin, radiator and With a uPVC double glazed window with privacy glass and leaded light.

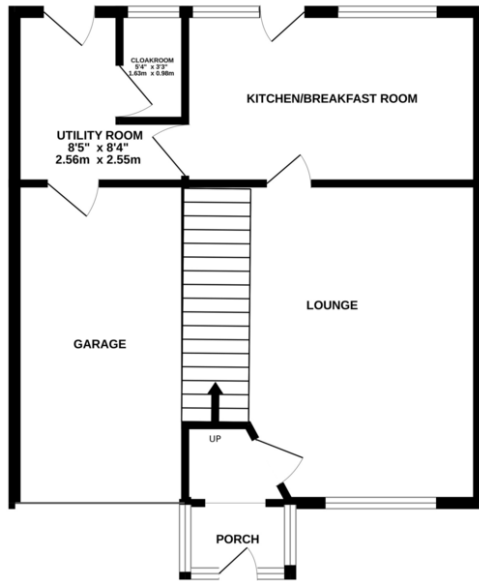
Externally

The property benefits from a generous driveway providing off-road parking, which leads to a garage.

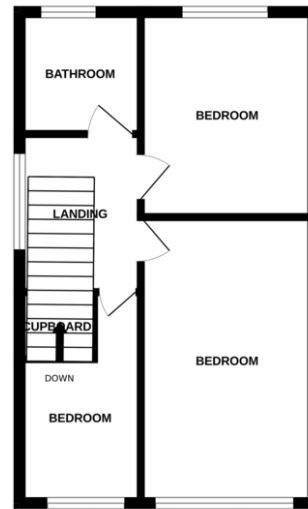
To the rear is a low-maintenance generous sized garden with patio and lawned area, ideal for relaxing or entertaining.



GROUND FLOOR



1ST 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 Metroplex ©2026

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.