



34 Shavington Way, Kingsmead, Northwich, Cheshire, CW9 8FH
£450,000 – No Onward Chain

An excellent opportunity to purchase a detached property offering fantastic potential to put your own stamp on. Offered for sale with no onward chain, this spacious family home is located within the popular Kingsmead development. The accommodation is accessed via a central entrance hall and comprises a lounge, dining room, study, conservatory, breakfast kitchen, utility room, and guest WC to the ground floor. To the first floor are four well-proportioned bedrooms, including an en suite to the main bedroom, along with a family bathroom. Externally, a driveway provides ample off-road parking and leads to a double detached garage. The rear tiered garden is mainly laid to lawn with a patio area, ideal for outdoor seating and entertaining.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, doors lead to the lounge, study, kitchen and guest WC. Stairs rise to the first floor.

LOUNGE 14' 5" x 15' 1" (4.39m x 4.6m)

With double glazed patio doors that lead to the conservatory, double doors lead to the dining room, wall mounted radiator and living flame gas fire with surround.

DINING ROOM 7' 7" x 14' 9" (2.31m x 4.5m)

With double glazed windows to the rear elevation, wall mounted radiator and a door leads to the breakfast kitchen.

STUDY 9' 4" x 6' 5" (2.84m x 1.96m)

With a double glazed bay window to the front elevation and wall mounted radiator.

CONSERVATORY 9' 2" x 9' 6" (2.79m x 2.9m)

Built on a dwarf wall with a double glazed door which leads to the garden and tiled flooring.

BREAKFAST KITCHEN 11' 4" x 14' 5" (3.45m x 4.39m)

With double glazed windows to the side elevation, access to the utility room. Fitted with a range of units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated double oven and hob with extraction over, integrated dish washer and fridge freezer, feature breakfast bar, part tiled walls.

UTILITY ROOM 4' 9" x 8' 5" (1.45m x 2.57m)

With a door to the side elevation. Fitted with a range of base and wall units with work surface over incorporating a sink unit. Space and plumbing for washing machine, wall mounted boiler and a door leads to the garage.

GUEST WC

With a double glazed opaque window to the side elevation. Fitted with a low level WC and hand wash basin, wall mounted radiator.

LANDING

Loft access, cupboard housing water tank and doors lead to the bedrooms and family bathroom.

BEDROOM ONE

12' x 12' 8" (3.66m x 3.86m) With a double glazed bay window to the front elevation, wall mounted radiator and a door leads to the en-suite.

ENSUITE

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle with shower. Part tiled walls and wall mounted radiator.

BEDROOM TWO 11' 0" x 11' 0" (3.35m x 3.35m)

With a double glazed window to the front elevation and wall mounted radiator, built in wardrobes providing hanging and storage space.

BEDROOM THREE 11' 9" x 9' (3.58m x 2.74m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 9' x 8' 4" (2.74m x 2.54m)

With a double glazed window to the rear elevation and wall mounted radiator. Fitted furniture.

BATHROOM

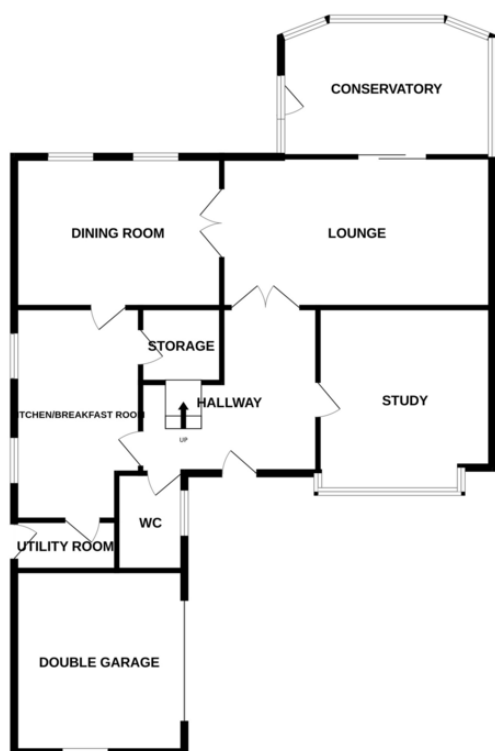
With an opaque window to the rear elevation. Fitted with a panelled bath with shower over and hand wash basin, low level WC, wall mounted radiator.

EXTERNALLY

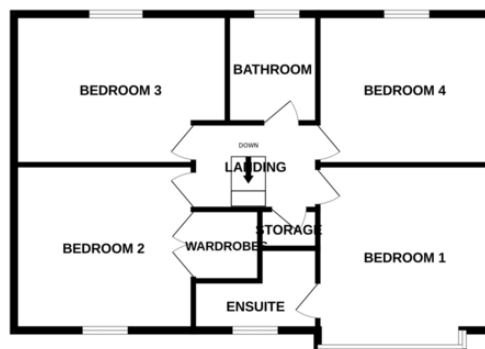
To the front is a driveway providing off road parking and laid to lawn. Access to the rear tiered garden which is laid to lawn with patio area and well established shrubs.



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 Metropix ©2025

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.