



33 Kingsley Drive, Northwich, Cheshire, CW9 8AZ

£250,000 – No onward chain

This extended link detached family home is offered to the market for the first time since construction, having been cherished by one family throughout its lifetime, and is available with the advantage of no onward chain. Blending generous living space with superb potential, the accommodation welcomes you via an entrance porch into an inviting lounge, ideal for both relaxing and entertaining. A separate dining room provides the perfect setting for family gatherings, whilst the fitted kitchen and adjoining utility room offer practicality for modern day living. To the first floor, the property boasts three bedrooms alongside a shower room, creating comfortable accommodation for families and downsizers alike. Externally, the home continues to impress with a private driveway providing off-road parking and access to the garage. A delightful side garden enhances the outdoor space, whilst the low-maintenance rear patio garden offers a private and tranquil setting for outdoor dining and relaxation.

Accommodation

ENTRANCE PORCH

Accessed via the entrance door, useful space for coat storage and a door leaves to the lounge.

LOUNGE 12' 2" x 15' 6" (3.71m x 4.72m)

With a double glazed window to the front elevation, wall mounted radiator, living flame fire and surround, stairs rise to the first floor and a door leads to the dining room.

DINING ROOM 9' 9" x 15' 6" (2.97m x 4.72m)

With a double glazed window to the side elevation, wall mounted radiator and a door leads to the kitchen.

KITCHEN 8' 8" x 11' 0" (2.64m x 3.35m)

With a double glazed window to the rear elevation and a door leads to the utility room. Fitted with a base of base and wall units with work surface over incorporating a sink unit and mixer tap, integrated oven and hob.

UTILITY ROOM 9' 5" x 4' 7" (2.87m x 1.4m)

Doors lead to the rear garden and garage. Fitted with a range of units, space and plumbing for washing machine.

LANDING

Loft access, cupboard providing storage and doors lead to all rooms.

BEDROOM ONE 9' 4" x 10' 7" (2.84m x 3.23m)

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

BEDROOM TWO 9' 4" x 9' 1" (2.84m x 2.77m)

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

BEDROOM THREE 5' 9" x 7' 5" (1.75m x 2.26m)

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

SHOWER ROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising shower cubicle and shower, low level WC and shower encased in a vanity unit, tiled walls and flooring, chrome towel rail.

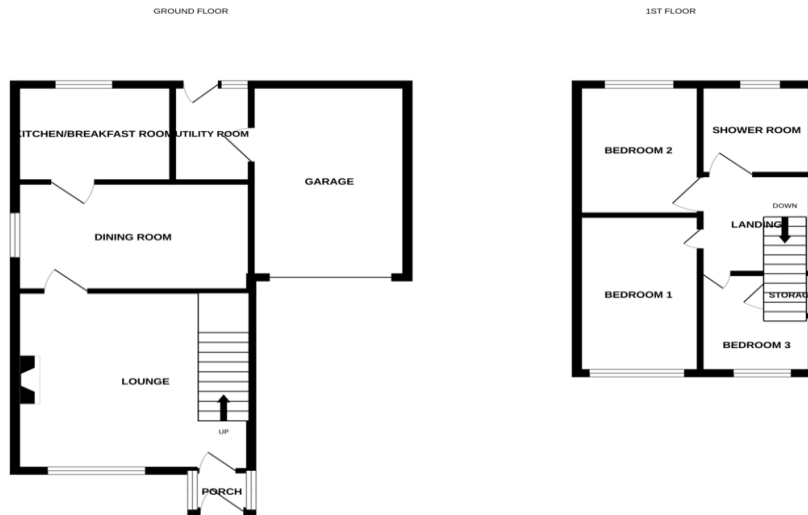
EXTERNALLY

To the front is a driveway providing off road parking and leads to the garage. Laid to lawn to the front and side with well stocked borders and low maintenance patio garden to the rear, ideal for al-fresco dining.

GARAGE 8' 3" x 16' 9" (2.51m x 5.11m)

With an up and over door, courtesy door to the utility room, power and lighting and wall mounted boiler.





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 efficiency or efficiency can be given.
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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.

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