



***9 Kingswood Crescent, Middlewich, Cheshire, CW10 0RP***  
***£210,000***

*Situated on the popular Kingswood Crescent in Middlewich, just a short drive from Sandbach, this beautifully presented three-bedroom semi-detached home offers spacious accommodation, practical living and energy-efficient features in a sought-after residential location. Conveniently positioned close to local schools, shops and excellent transport links, it is an ideal choice for families, first-time buyers and downsizers alike.*

*The accommodation begins with a welcoming hallway leading to a generous lounge, perfect for relaxing, and a separate dining room ideal for family meals or entertaining. The fitted kitchen provides ample storage and workspace, while the conservatory to the rear creates a bright and versatile additional*

*reception room overlooking the garden.*

*To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom, offering comfortable living for a growing family.*

*Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is a low-maintenance enclosed garden, perfect for enjoying the outdoors with minimal upkeep.*

*This fantastic home offers well-balanced accommodation in a popular location and is sure to attract*

## **Accommodation**

### ***\*\*Hallway\*\****

*Providing access to the lounge and stairs rising to the first floor.*

### ***\*\*Lounge\*\* – \*\*14'5" x 12'4" (4.39m x 3.76m)\*\****

*With a double glazed window to the front elevation, wall-mounted radiator, fitted gas fireplace and access through to the dining room.*

### ***\*\*Dining Room\*\* – \*\*9'3" x 7'0" (2.82m x 2.13m)\*\****

*With a double glazed window to the rear elevation, wall-mounted radiator, double doors leading to the conservatory and access to the kitchen.*

### ***\*\*Kitchen\*\* – \*\*8'9" x 8'2" (2.67m x 2.49m)\*\****

*Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer with mixer tap. Integrated oven, hob and extractor fan, with space and plumbing for further appliances. Double glazed window to the rear elevation.*

### ***\*\*Conservatory\*\* – \*\*9'10" x 7'5" (3.00m x 2.26m)\*\****

*A bright and versatile additional reception room with double glazed windows overlooking the rear garden, a wall-mounted radiator and double doors leading out to the garden.*

### ***\*\*Landing\*\* – \*\*7'9" x 6'2" (2.36m x 1.88m)\*\****

*Providing access to all three bedrooms, the family bathroom and loft access.*

### ***\*\*Bedroom One\*\* – \*\*13'8" x 8'10" (4.17m x 2.69m)\*\****

*A spacious double bedroom with a double glazed window to the front elevation and a wall-mounted radiator.*

### ***\*\*Bedroom Two\*\* – \*\*9'8" x 9'1" (2.95m x 2.77m)\*\****

*A well-proportioned second bedroom with a double glazed window to the rear elevation and a wall-mounted radiator.*

### ***\*\*Bedroom Three\*\* – \*\*9'8" max x 6'5" max (2.95m max x 1.96m max)\*\****

*With a double glazed window to the front elevation, wall-mounted radiator and a built-in storage cupboard. Ideal as a child's bedroom, nursery or home office.*

***\*\*Family Bathroom\*\* – \*\*6'3" x 6'2" (1.91m x 1.88m)\*\****

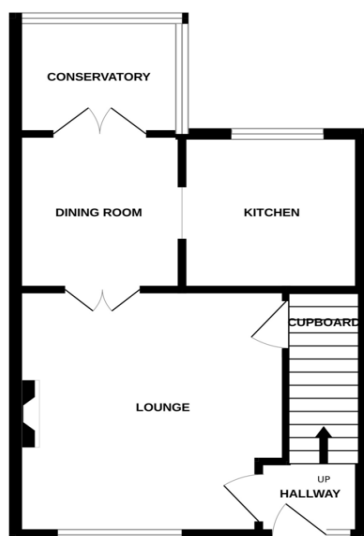
*Fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. With a double glazed window to the rear elevation and a wall-mounted radiator.*

***\*\*Externally\*\****

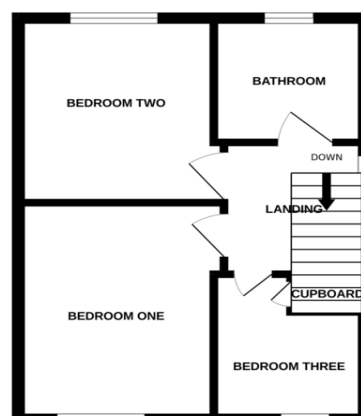
*To the front of the property is a driveway providing off-road parking. To the rear is a low-maintenance enclosed garden, perfect for relaxing and enjoying the outdoors.*



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.  
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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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