

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.



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

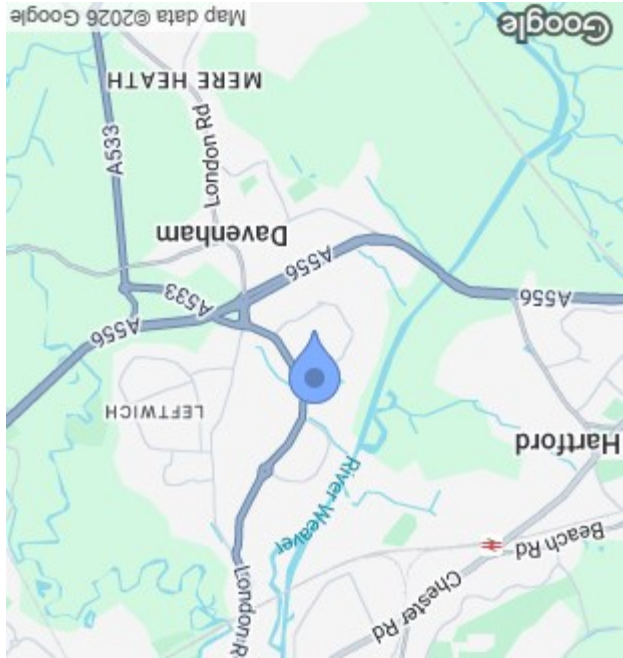
### 10 Bridgemere Way, Kingsmead

Approximate Gross Internal Area:  
954 sq.ft 88 sq.m



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MATCHING PEOPLE TO PROPERTY



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Potential	Current	



10 Bridgemere Way  
Kingsmead  
Cheshire  
CW9 8FN



Asking Price  
£340,000

Upon your arrival, you will note the covered entrance and enclosed hallway which immediately create a great sense of privacy as you arrive. From the hallway, the generous lounge stretches across the front of the house. Light reflects softly against the neutrally toned decor, while a central fireplace provides a focal point within the room. The proportions make this space equally suited to relaxed family evenings or children’s play space and a convenient deep under-stairs cupboard keeps everyday clutter neatly out of sight. To the rear, the kitchen and dining area unfolds; open enough to feel sociable yet clearly defined. The kitchen is arranged in a practical wrap-around configuration with generous worktop space and integrated appliances, offering everything needed for day-to-day life. The dining area sits perfectly between kitchen and conservatory, creating a natural gathering point. Beyond, the conservatory becomes a true extension of the home. Framed by glazing and overlooking the garden, it offers versatility in how it is used. French doors open directly onto the patio, encouraging a seamless shift between indoors and out during warmer months. A ground floor cloakroom completes the layout, an essential for guests and busy family life.

Sunlight filters down the staircase, leading to three thoughtfully proportioned bedrooms that offer flexibility. The generously sized main bedroom stretches across the width of the house, its proportions allow for freestanding furniture without compromise, creating a bedroom that feels restful rather than restricted. Bedroom two enjoys a peaceful rear aspect across the garden, capturing soft natural light and greenery beyond. While bedroom three adapts easily as a nursery, home office or guest room - ready to evolve as life does. The three bedrooms share the bright family bathroom which is complete with bath and overhead shower.

The rear garden is enclosed and thoughtfully arranged. The paved terrace directly outside the conservatory provides the perfect setting for summer dining or morning coffee, while the lawn offers space to play or simply unwind. Established hedging and neighbouring trees add privacy without enclosing the space entirely. In the front garden, mature planting and lawn soften the approach, reinforcing the settled feel of the close. A detached garage sits to the side, complete with power and lighting, offering secure storage or additional parking as required and the private driveway provides further off-road parking, enhancing everyday convenience.

