

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, appliances and other features are appropriate only.  
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Approximate Gross Internal Area:  
2364 sq.ft 219 sq.m

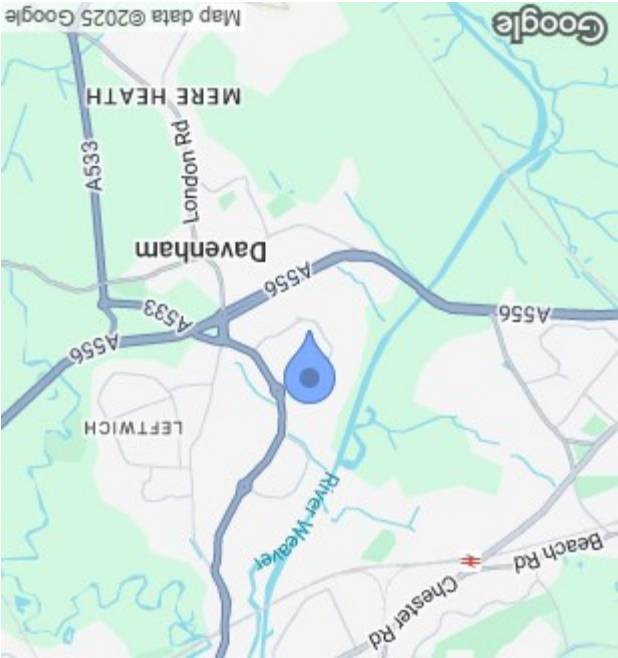
21 Bickerton Way, Kingsmead



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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	Current	Potential
	61	76
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



21 Bickerton Way  
Kingsmead  
Cheshire  
CW9 8FZ



£600,000



21, Bickerton Way, Kingsmead, Cheshire, CW9 8FZ

Cross a threshold of understated elegance into a gallery-wide hallway of polished porcelain tile, its charcoal gleam warmed by a Tiffany-style pendant. To your left, a formal lounge is accessed through double doors and displays a broad bay window: engineered oak flooring, and a modern white fireplace create an ambience of refined comfort. Adjacent, a versatile second reception room is the perfect working from home space, formal dining room or play-room which offers views of the private rear garden. Through to the rear of the property lies the heart of the home: an expansive open-plan space defined by contrasting surfaces and bespoke lighting. Sleek white cabinetry lines one wall, topped in deep black granite to complement the generous central island which is punctuated by a solid oak breakfast bar that cantilevers gracefully. Integrated double ovens, eye-level microwave, and side-by-side fridge-freezer sit discreetly in a tall bank, while the induction hob takes pride of place on the island. Adjacent, is space for a family size dining table underneath matte-black pendants positioned against a deep navy accent wall. Above the family area, two skylights flood the room with daylight, highlighting the infinite reflections in the polished floor tiles. At the far end, full-width sliding doors open to seamlessly dissolve the boundary between interior and the private garden beyond. A discreet guest cloakroom is tucked off the hallway and appointed with a floating basin, back-lit LED art panel, and heated chrome towel rail. A perfectly positioned utility room, with contemporary wood effect worktop and splashback, integrated sink, and space for washer and dryer, keeps laundry out of sight while providing direct access to the garage and side of the property. A generous under stairs cupboard provides additional storage.

A wide sweeping staircase leads to a spacious galleried landing, where two windows frame the lush green views. Here, the main suite beckons with muted taupe walls and polished wood flooring that flows through to a dedicated dressing room and onward into a luxurious en- suite bathroom, complete with slate-tiled walls, a free-standing tub, rain-head shower, and matte-black fixtures. The second bedroom also enjoys its own private shower room, fully tiled in charcoal stone and fitted with premium chrome hardware. Bedroom three, currently styled as a bright home office offers flexible space and leafy outlooks, while bedroom four is painted in serene blues and overlooks the delightful front aspect. The two bedrooms share a beautifully appointed family bathroom, featuring driftwood-toned porcelain and a full-size bath with shower over.

Step through the sliding doors onto an expansive, partially covered terrace of porcelain tile. The east-facing deck extends the indoor living space into the garden, where a generous dining table sits beneath the overhang, and a corner seating area—complete with integrated up lighting, just beckoning for evening cocktails. Beyond, the lush lawn stretches between mature hedging and established planted beds, offering a serene backdrop of ever-greens. A secondary decked platform at the far end provides a private nook for quiet afternoon repose.

