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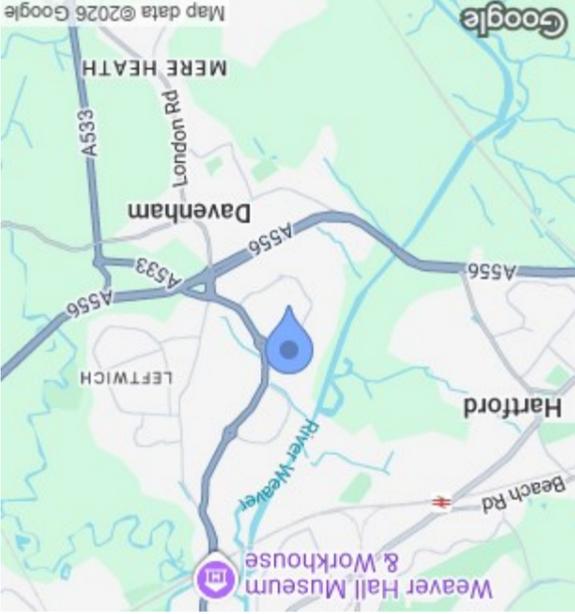
23 Pulford Close, Kingsmead
Approximate Gross Internal Area:
1384 sq.ft / 129 sq.m



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



23 Pulford Close
Kingsmead
Cheshire
CW9 8FS

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Asking Price
£425,000

Upon arriving, the neat frontage, framed by lawn and established planting, creates an immediate sense of order and pride in ownership. Step inside and the tone is set by a bright entrance hallway, where warm solid wood flooring flows underfoot, creating continuity into the main reception spaces.

The lounge enjoys the character of a box bay window, drawing natural light into the room and adding subtle architectural interest. Well-proportioned and centred around the focal point fireplace, it offers an inviting setting for relaxed evenings or informal entertaining. The space flows through into the generous dining area which also connects seamlessly to the superb sunroom which has been thoughtfully upgraded to include a solid roof, transforming this space into a genuine year-round living space rather than just a seasonal addition. Framed by glazing and opening directly onto the patio, this is a versatile room that adapts beautifully to modern family life, whether as a second sitting area, playroom or garden room.

The kitchen is arranged for practicality and everyday ease, fitted with Shaker-style cabinetry and grey Quartz work surfaces which provide contrast and durability. A built-in double oven, gas hob and extractor are neatly integrated, while tiled splashbacks and under-cabinet lighting enhance the functional finish. Positioned to the side, the kitchen also offers convenient access to the rear garden, and a hidden pantry cupboard offers further convenient storage.

A ground floor cloakroom, finished with neutral half-height tiling, completes the ground floor.

Upstairs, the four bedrooms are arranged around a bright central landing, offering flexibility for growing families or home-working requirements. Positioned at the front, the main bedroom provides a generous and restful retreat, enhanced by fitted wardrobes and its own en-suite shower room. Soft, neutral tones and a calm outlook give the room a settled feel, balanced in proportion and thoughtfully arranged for everyday comfort. Bedroom two provides comfortable double accommodation, while bedrooms three and four adapt easily to changing needs; whether as children's bedrooms, guest space, a dressing room or a home office. The modern family bathroom serves the upper floor, thoughtfully arranged for modern family life.

Outside, the rear garden is particularly well maintained and thoughtfully arranged. A stone patio extends from the conservatory, creating a natural setting for outdoor dining and summer evenings, while the lawn beyond is framed by established planting and mature borders. Private and enclosed, it is a garden that reflects consistent care. The garage, accessed externally from the side of the property, offers additional storage and utility potential, with plumbing in place for laundry appliances; allowing the kitchen space to remain streamlined and uncluttered. Well positioned for Kingsmead Primary School and Leftwich High School, local amenities and riverside walks, this is a home that balances space, comfort and practicality.

