

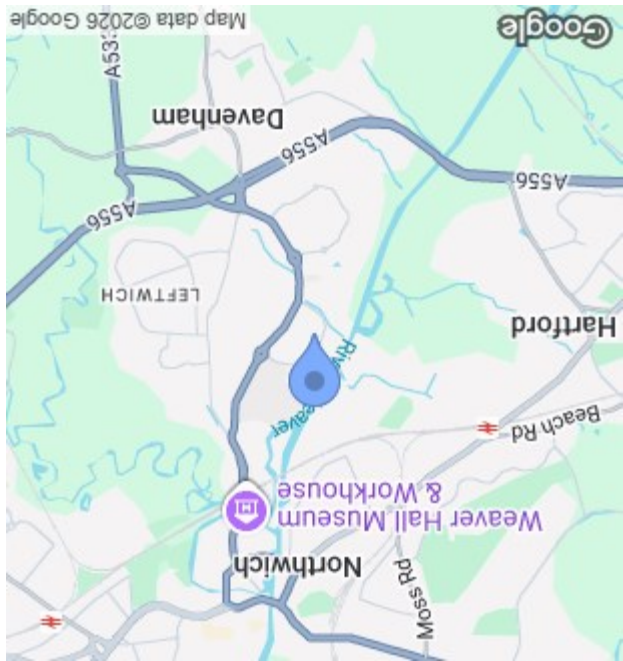
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9 Harthill Close, Kingsmead
Approximate Gross Internal Area:
770 sq. ft. 72 sq. m



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Energy Efficiency Rating	
Potential	Current
(92 plus) A	74
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC
England & Wales
Not energy efficient - higher running costs



9 Harthill Close
Kingsmead
Cheshire
CW9 8UU



Offers Over
£270,000

The entrance hall immediately sets the tone for the accommodation beyond, leading through to a generously proportioned living room that provides an inviting space to relax throughout the day. The room offers ample space for comfortable seating whilst maintaining an open and uncluttered feel. The staircase rises neatly to the first floor, creating a natural flow through the home before leading into the kitchen at the rear.

Spanning the full width of the property, the contemporary kitchen and dining room has been designed around modern everyday living. Gloss-fronted cabinetry provides excellent storage alongside generous work surfaces and integrated cooking appliances, whilst the dining area comfortably accommodates everyday meals and entertaining alike. French doors open directly onto the rear garden, creating an effortless connection between inside and out during the warmer months, making the room feel bright, sociable and central to daily life.

The first floor has been arranged to make the very best use of the available space, offering three well-proportioned bedrooms alongside a modern family bathroom.

The principal bedroom is particularly impressive, extending across the full width of the property and benefitting from its own walk-in wardrobe, providing an excellent amount of dedicated storage rarely found in homes of this size.

Bedroom two is a comfortable double room overlooking the rear garden, whilst the third bedroom offers excellent flexibility as a child's bedroom, nursery or dedicated home office.

The contemporary bathroom has been attractively finished with a modern white suite incorporating a panelled bath with shower over, wash basin and WC.

To the front, the property benefits from private driveway parking together with attractive established planting that creates an appealing first impression.

The rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space. A generous patio provides ample room for outdoor dining, entertaining or simply enjoying the sunshine, whilst secure fencing offers a good degree of privacy. A timber garden shed provides useful external storage, completing an outdoor space that is both practical and easy to maintain.

Kingsmead remains one of Northwich's most sought-after residential developments, valued for its family-friendly environment, excellent local amenities and convenient commuter links. Schools, shops, leisure facilities and pleasant riverside walks are all within easy reach, whilst nearby road and rail connections provide straightforward access to Chester, Manchester, Liverpool and beyond. It is a location that continues to appeal to buyers seeking convenience, connectivity and a strong sense of community.

