



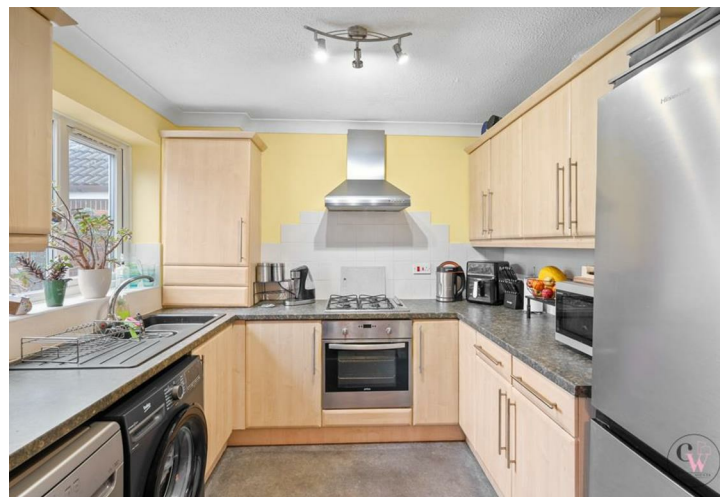
ESTATE AGENTS

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## Kingswood Crescent, Middlewich CW10 0RP

Offers in excess of £200,000



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## Hallway

## Lounge

14'10" x 12'4" (4.532m x 3.777m)

## Dining Room Opening Into Kitchen

9'7" x 7'0" (2.946m x 2.153m)

## Kitchen

9'5" x 8'6" (2.888m x 2.602m)

## Orangery

9'11" x 9'5" (3.040m x 2.881m)

## Landing

7'9" x 6'8" (2.365m x 2.037m)

## Bedroom One

13'10" x 8'10" (4.238m x 2.717m)

## Bedroom Two

10'6" x 9'4" (3.207m x 2.847m)

## Bedroom Three

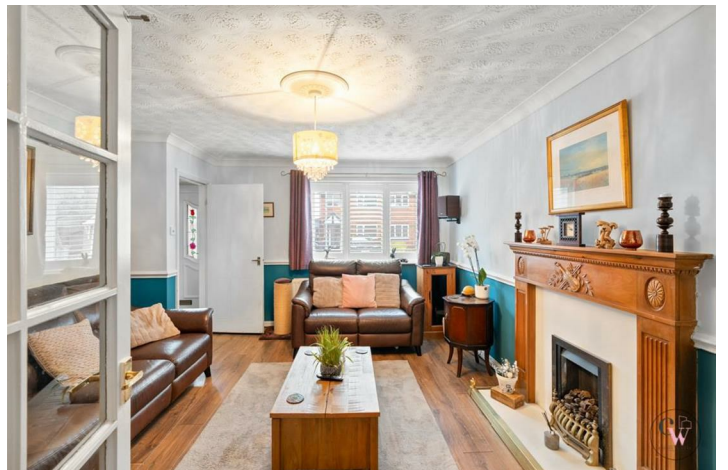
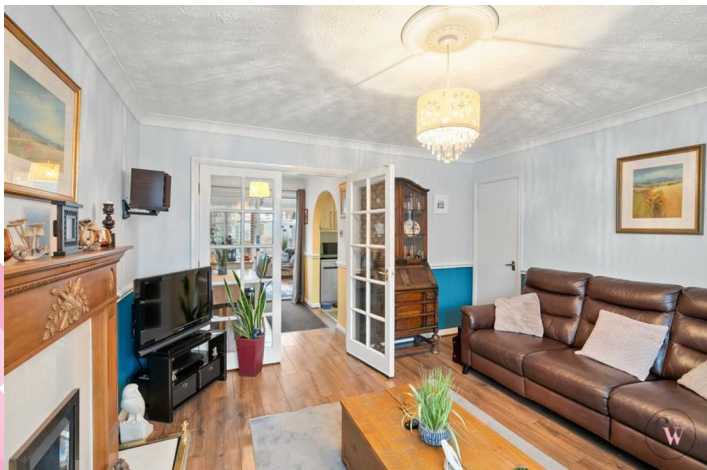
9'8" x 6'5" (2.961m x 1.956m)

## Family Bathroom

6'3" x 6'2" (1.916m x 1.893m)

## Externally

To the front of the property there is gravelled area and a driveway leading to the front with double gates to the rear, to the rear of the property the garden is landscaped so easy maintenance with electrics, shed with lighting and electrics and a little garden room that has had in the past a hot tub in or could be used for storage.

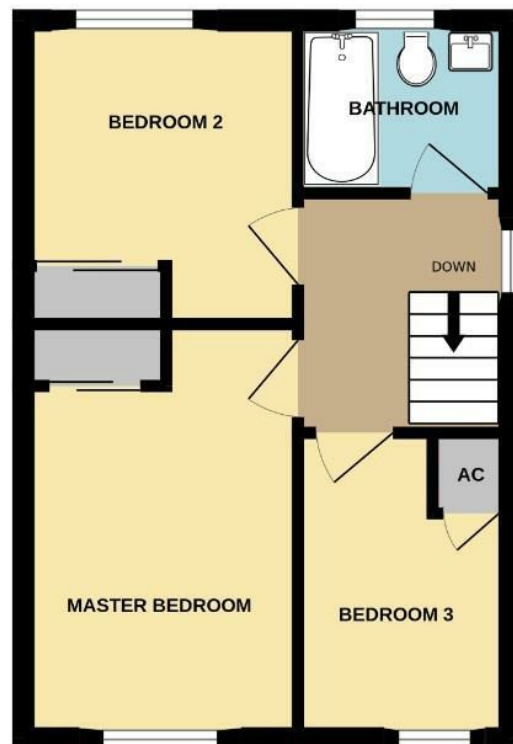


## Floor Plan

Ground Floor  
41.2 sq.m. (444 sq.ft.) approx.



1st Floor  
34.1 sq.m. (367 sq.ft.) approx.



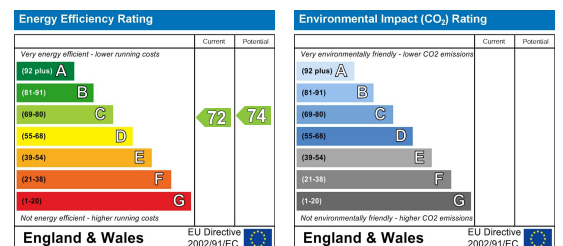
TOTAL FLOOR AREA : 75.4 sq.m. (811 sq.ft.) approx.

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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## Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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