







A well presented detached family home located close to kingsmead local centre.

- Detached Family Home
- Good Size Lounge
- Kitchen Dining Room
- Orangery
- Three Good Size Bedrooms
- Two Bath/Shower Rooms
- Low Maintenance Garden
- Garage & Driveway

### Description

A well presented and upgraded, detached family home, located close to Kingsmead local centre. The property features an upgraded kitchen and two replacement bathrooms and also benefits from an orangery extension behind the dining area. With gas central heating and PVCu double glazed windows, comprises: Entrance hall with cloaks cupboard, cloakroom/WC, lounge, kitchen dining room, orangery, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom with fitted wardrobes, third good size bedroom and family bathroom. Externally there is an extended driveway to the front along with a single garage and to the rear there is a low maintenance garden.





## Location

Local amenities are well catered for with a good selection of shops and other facilities available at the Kingsmead local centre, which is also home to the very popular Kingfisher Public House. Two railways serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or Northwich station. The nearby A556 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Northwich really excels is its range of excellent schools. Kingsmead has its own very well regarded and Ofsted rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofsted is within walking distance. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

## Tenure

FREEHOLD

## EPC Rating: D

## Important Notes

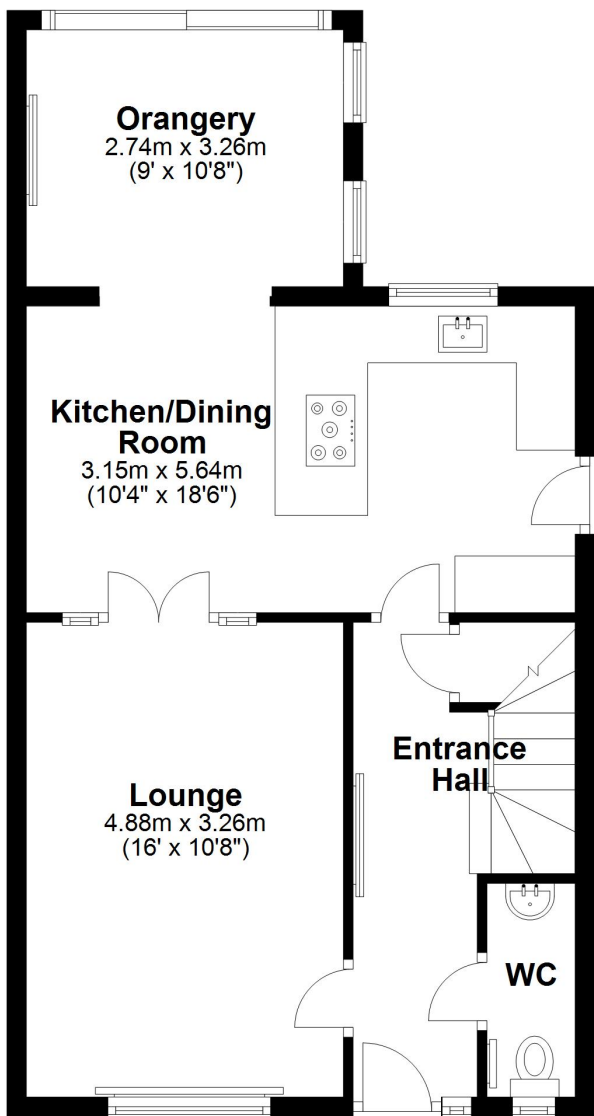
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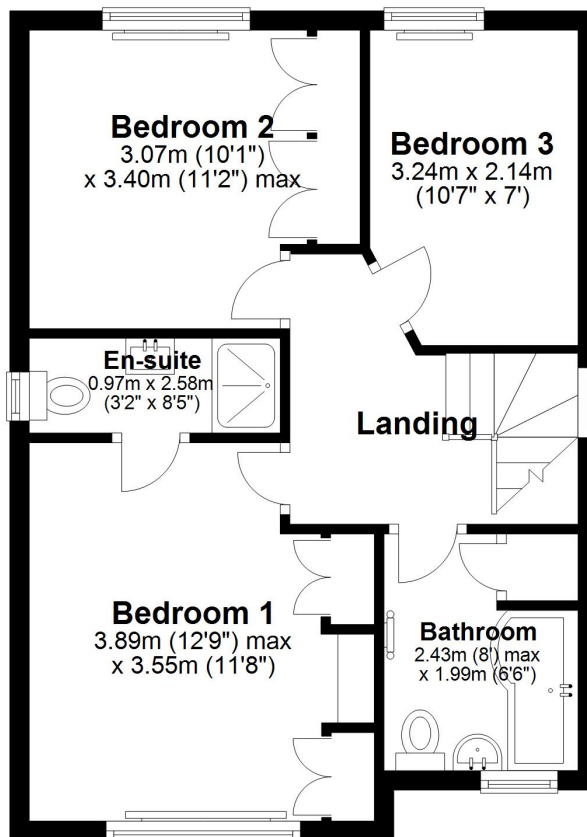
## Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



## First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 99.8 sq. metres (1074.0 sq. feet)

