



9, Coronet Avenue
Northwich CW9 8FX

£435,000

www.westates.co.uk
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An extended and much improved, detached Kingsmead family home

- Extended, Detached Family Home
- Good Size Lounge
- Open Plan Kitchen Dining Room & Family Room
- Utility Room & Garage
- Four Good Size Bedrooms
- Two Bath/Shower Rooms
- Private Garden & Two Parking Spaces

Description

An extended and much improved, detached Kingsmead family home, in a cul-de-sac location and set on a good size corner plot with private gardens and parking for two cars. The property has been extended to the rear and side, creating an additional reception room at the back, which sits open plan to the kitchen dining room and an additional bedroom and luxury bathroom on the first floor. The property is presented to a high standard throughout with PVCu double glazing and gas central heating. Comprises: Entrance hall, cloakroom/WC, lounge, kitchen dining room, family room, utility room, reduced size integral garage, first floor landing, four bedrooms, en-suite shower room and bathroom.



Location

The property is situated on the popular Kingsmead development. 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:

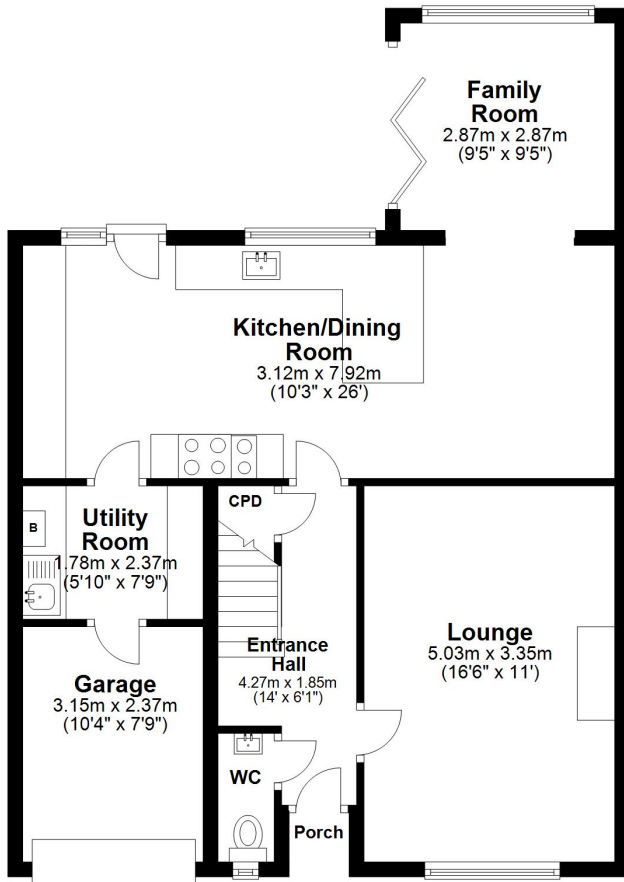
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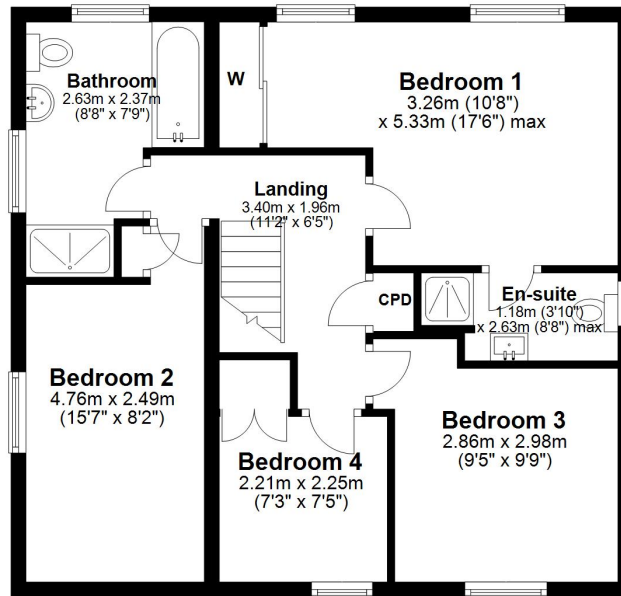
Ground Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



Total area: approx. 132.2 sq. metres (1423.0 sq. feet)



Boomin

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. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.