



36 Kingfisher Crescent

CW11 3AX

Offers In The Region Of £165,000



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STEPHENSON BROWNE

This well-presented home on Kingfisher Crescent presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and a comfortable reception room, this home is designed for both relaxation and practicality.

The property is situated within a popular and established development, offering the added benefit of picturesque canalside walks just a stone's throw away, perfect for leisurely strolls or enjoying the beauty of nature. The recently updated shower room adds a modern touch, while the convenience of a downstairs WC enhances the functionality of the space.

Externally, the property boasts driveway parking for two vehicles, ensuring ease of access. The front lawned area provides a pleasant welcome, while the private and enclosed rear garden, complete with a patio, offers an ideal setting for outdoor entertaining.

This home is designed for low maintenance, both inside and out, making it a practical choice for those seeking a comfortable lifestyle. With its appealing features and prime location, this property is not to be missed.



Porch

3'3" x 3'3"

Living Room

14'1" x 13'1"

With understairs storage. 18 month old flooring.

Kitchen / Breakfast Room

12'9" x 8'2"

A range of wall and base units with worksurfaces over. Four ring gas hob with extractor above and electric oven below. Breakfast bar area. Patio doors. Space for a fridge freezer and plumbing for a washing machine.

WC

5'10" x 2'11"

With heated towel rail.

Bedroom One

13'1" x 10'4"

A double bedroom overlooking the front aspect.

Bedroom Two

12'1" x 7'2"

A double bedroom overlooking the rear aspect.

Shower Room

8'8" x 6'1"

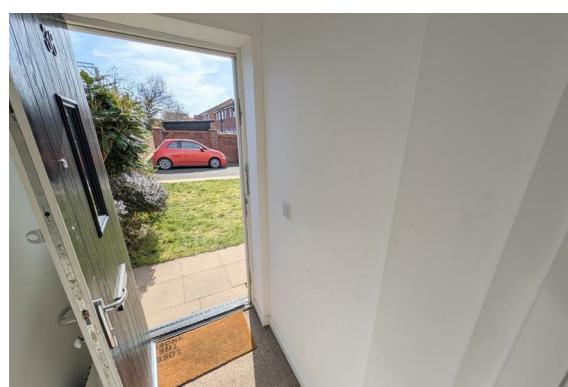
Newly fitted in July 2024. A walk-in enclosure and mixer shower., vanity sink and WC. Heated towel rail.

Externally

Driveway parking for two vehicles. To the rear, a private and enclosed lawned area with patio and shed.

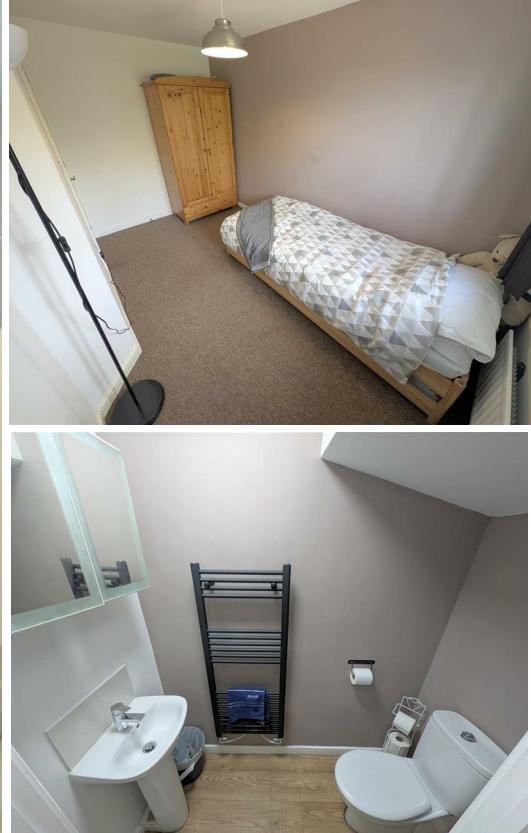
General Notes

A fully serviced boiler.
The loft is insulated.

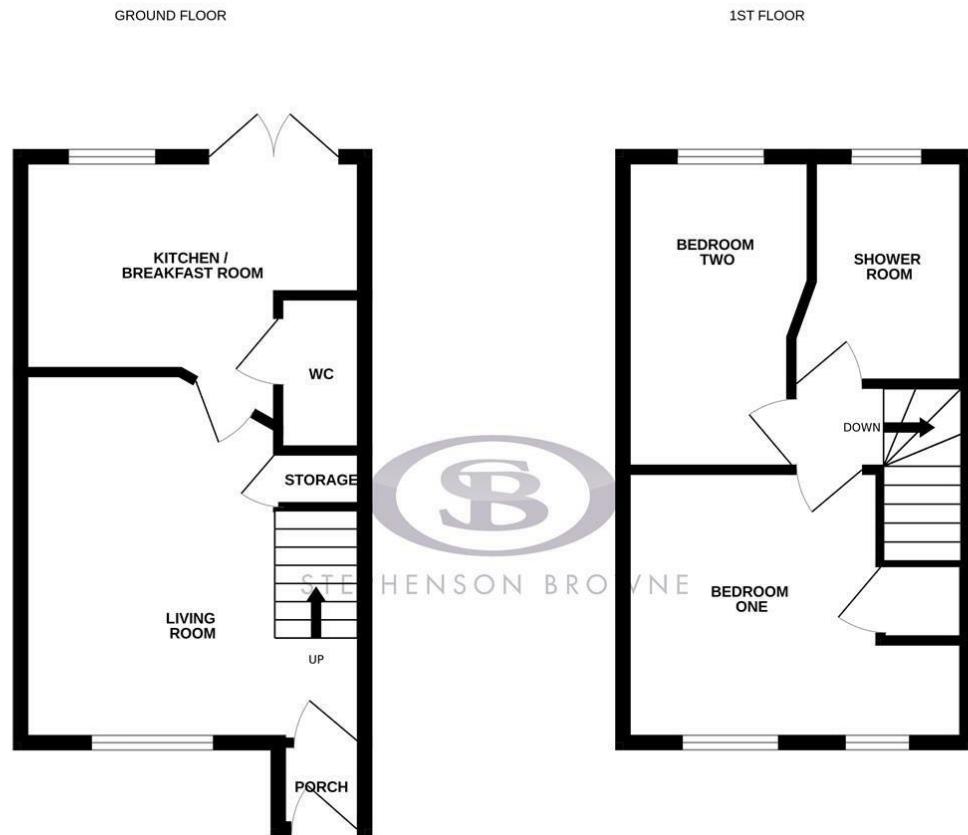


- Two Double Bedrooms
- Recently Updated Shower Room
- Canalside Walks
- Downstairs WC
- Popular Development
- Driveway Parking for Two Vehicles
- Ideal First Home
- Kitchen & Breakfast Area
- Storage
- Tucked Away Location





Floor Plan



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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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