



## 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.





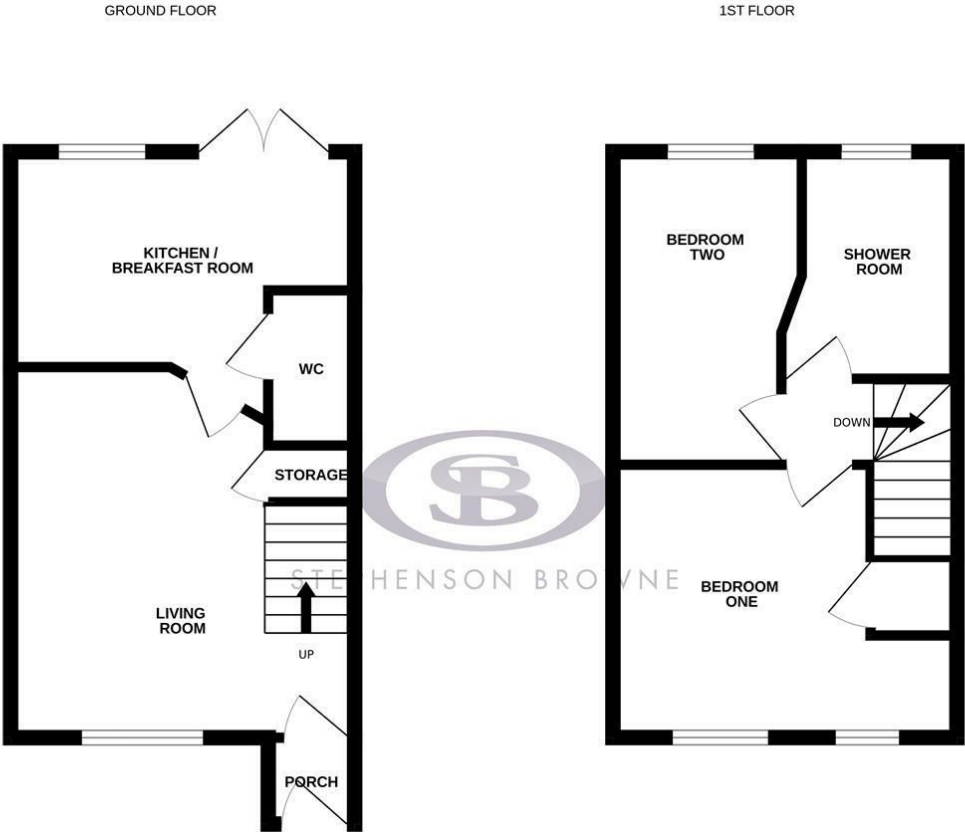
- Two Double Bedrooms
- Recently Updated Shower Room
- Canalside Walks
- Downstairs WC
- Popular Development
- Driveway Parking for Two Vehicles
- Ideal First Home
- Kitchen & Breakfast Area
- Storage
- Tucked Away Location





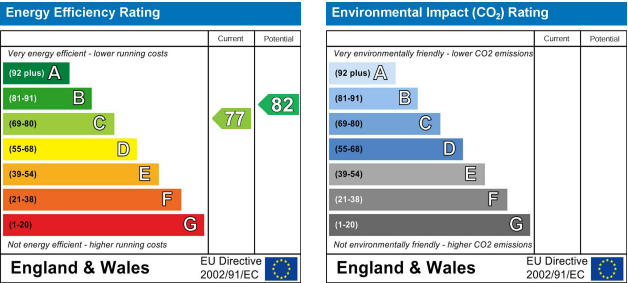


Floor Plan



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Area Map



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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