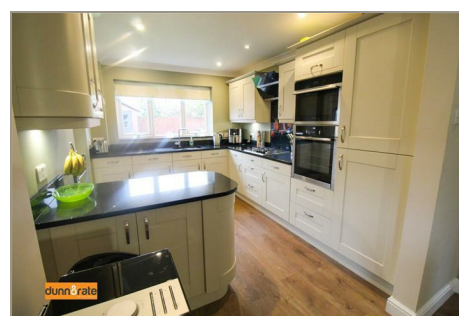




7 Earls Way

Kingsmead, Northwich, CW9 8GQ

Are you looking for love??? Well they do say 'Home is Where the Heart is' and with this stunning detached property in the desirable area of Kingsmead you will be sure to fall head over heels! Immaculately presented throughout, this family home has been extremely well maintained by its current owners. The accommodation on offer comprises a large lounge, separate family room, modern fitted open plan kitchen into the dining area, utility room and cloakroom. To the first floor you will find three good sized bedrooms, a contemporary family bathroom and en-suite to the master bedroom. Externally the property benefits from ample off road parking to the front with side gated access leading to a fully enclosed rear garden, laid to lawn with a paved patio seating area and garden shed. Located in the desirable area of Kingsmead, close to local amenities excellent schooling and water way walks. No need for cupid's arrow here, it's instantly love at first sight!! Book your viewing today to avoid disappointment.

£365,000

7 Earls Way

Kingsmead, Northwich, CW9 8GQ



- STUNNING DETACHED PROPERTY
- UTILITY ROOM & CLOAKROOM
- OFF ROAD PARKING
- LARGE LOUNGE & FAMILY ROOM
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN LAID TO LAWN
- OPEN PLAN KITCHEN/DINER
- MODERN BATHROOM PLUS EN-SUITE
- EXTREMELY DESIRABLE LOCATION

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator.

Cloakroom

6'11" x 2'6" (2.12 x 0.78)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and vanity hand wash basin. Partly tiled.

Utility Room

6'9" x 5'6" (2.08 x 1.69)

A double glazed window overlooks the front aspect. Fitted with wall and base storage units and coordinating work surface areas. Inset bowl stainless steel sink unit and space and plumbing for washing machine and tumble dryer. Ceiling downlights and radiator.

Open Plan Kitchen/Diner

Kitchen

11'6" x 8'10" (3.52 x 2.71)

A double glazed window overlooks the rear aspect coupled with a double glazed access door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel bowl sink unit with coordinating granite work surface areas. Integrated appliances include a single electric oven, microwave, gas hob with cooker hood above, fridge/freezer and dishwasher. Ceiling downlights and ladder style towel radiator. Breakfast bar.

Dining Area

12'4" x 10'6" (3.77 x 3.22)

A double glazed window overlooks the side aspect. Stairs leading to the first floor with glass balustrade. Space for table and chairs and radiator.

Lounge

15'1" x 11'3" (4.60 x 3.43)

Double glazed patio doors lead out to the rear garden. Fireplace housing electric fire. Television point and vertical height radiator.

Family Room

16'4" x 7'7" (5.00 x 2.33)

A double glazed window overlooks the side and front aspect. Television point and radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing central heating boiler.

Bedroom One

14'11" x 11'3" (4.57 x 3.43)

A double glazed window overlooks the rear aspect. Radiator.

En-Suite

6'9" x 5'4" (2.08 x 1.64)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level and vanity hand wash basin. Partly tiled walls, ceiling downlights and extractor fan. Ladder style towel radiator.

Bedroom Two

12'7" x 8'0" (3.84 x 2.44)

A double glazed window overlooks the front aspect. Fitted storage cupboard. Radiator.

Bedroom Three

9'8" x 8'9" (2.97 x 2.69)

A double glazed window overlooks the front aspect. Fitted wardrobes and television point. Radiator.

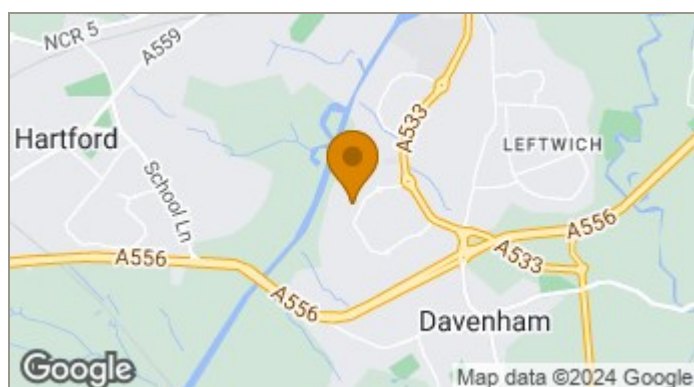
Bathroom

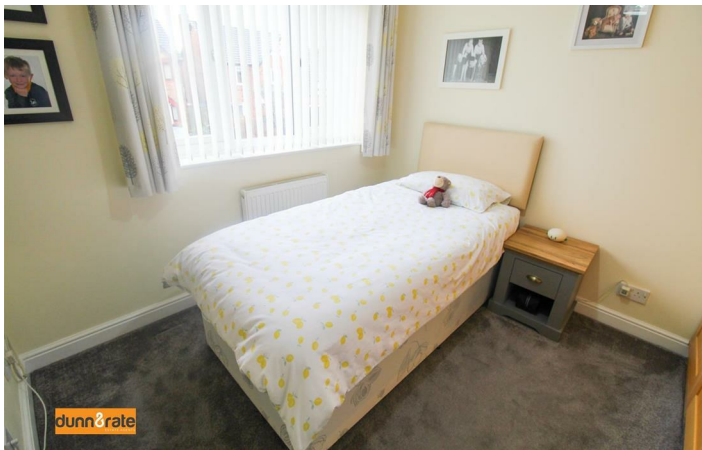
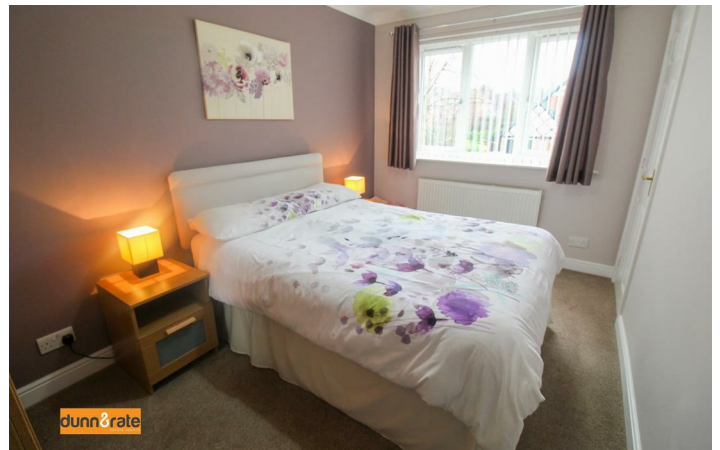
6'9" x 5'4" (2.08 x 1.64)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Fully tiled walls and extractor fan. Ceiling downlights and ladder style towel radiator.

EXTERIOR

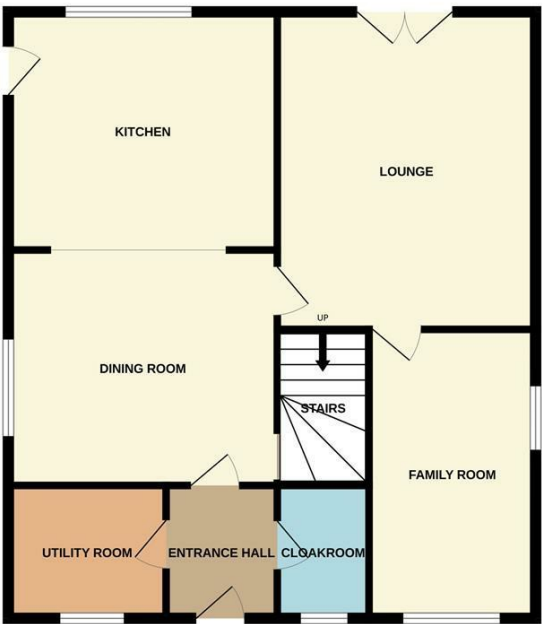
To the front their is a tarmacadam driveway with access to the side of the property. To the rear the property is laid to lawn with a paved patio seating area. Garden shed and flower bed borders



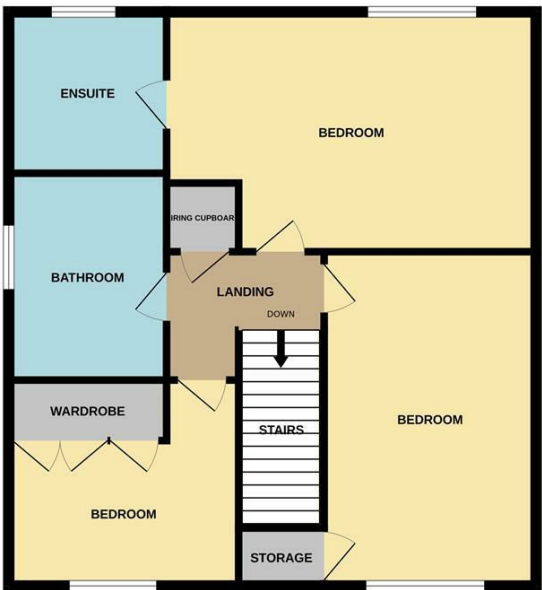


Floor Plan

GROUND FLOOR



1ST FLOOR



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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