



26 Kensington Way, Northwich, Cheshire, CW9 8GG

£340,000



This is a well presented detached family home, which is located on a cul-de-sac on this most popular development. The property benefits from PVCu double glazing and gas central heating and the accommodation comprises: Entrance hall, cloakroom/WC, lounge, dining room, kitchen breakfast room and integral garage on the ground floor along with a landing, four bedrooms, two en-suite shower rooms and bathroom on the first floor. Outside there are mature and private gardens, along with a double width driveway. An internal viewing appointment is recommended.

GROUND FLOOR

ENTRANCE HALL

1.62m x 6.11m (5' 4" x 20' 1")

CLOAKROOM

1.86m x 0.99m (6' 1" x 3' 3")

Two piece suite.

LOUNGE

3.53m x 5.21m (11' 7" x 17' 1")

Bay window. Fireplace. Double doors to dining room.

DINING ROOM

2.79m x 3.56m (9' 2" x 11' 8")

Patio doors to garden.

KITCHEN BREAKFAST ROOM

4.31m x 3.48m (14' 2" x 11' 5")

Modern fitted kitchen units. Integrated dishwasher and larder fridge. Built-in electric oven and gas hob with extractor fan over. Space for dining table. Door to rear garden.

GARAGE

5.22m x 4.60m (17' 2" x 15' 1")

With utility area and plumbed for washing machine. Up and over door and personal door to entrance hall

FIRST FLOOR

LANDING

3.65m x 2.14m (12' 0" x 7' 0")

BEDROOM 1

4.57m x 2.96m (15' 0" x 9' 9")

Built-in wardrobe. Door to:

EN-SUITE SHOWER ROOM

2.54m x 1.51m (8' 4" x 4' 11")

Fitted with a modern three piece suite. Airing cupboard with hot water tank.

BEDROOM 2

2.48m x 4.13m (8' 2" x 13' 7")

Built-in wardrobe. Door to:

EN-SUITE SHOWER ROOM

1.6000m x 2.03m (5' 3" x 6' 8")

Three piece suite.

BEDROOM 3

2.54m x 3.09m (8' 4" x 10' 2")

BEDROOM 4

2.00m x 2.94m (6' 7" x 9' 8")

BATHROOM

2.54m x 1.50m (8' 4" x 4' 11")

Three piece suite.

EXTERNAL

GARDENS & PARKING

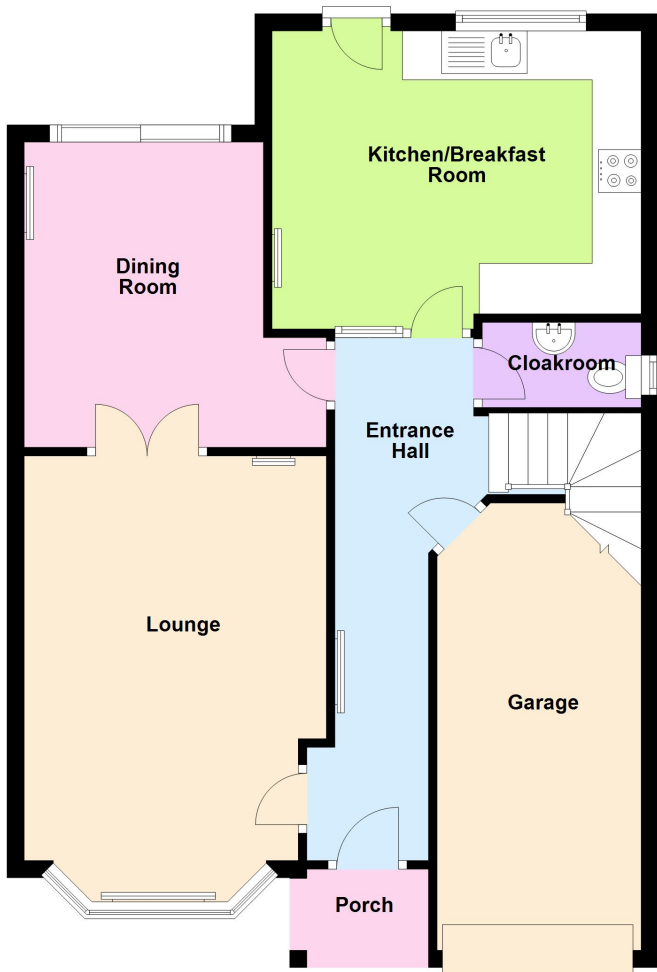
To the front there is a ornamental garden and double width driveway with parking for at least two cars. To the rear there is a mature and private garden with patio and lawn areas and well stocked borders.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

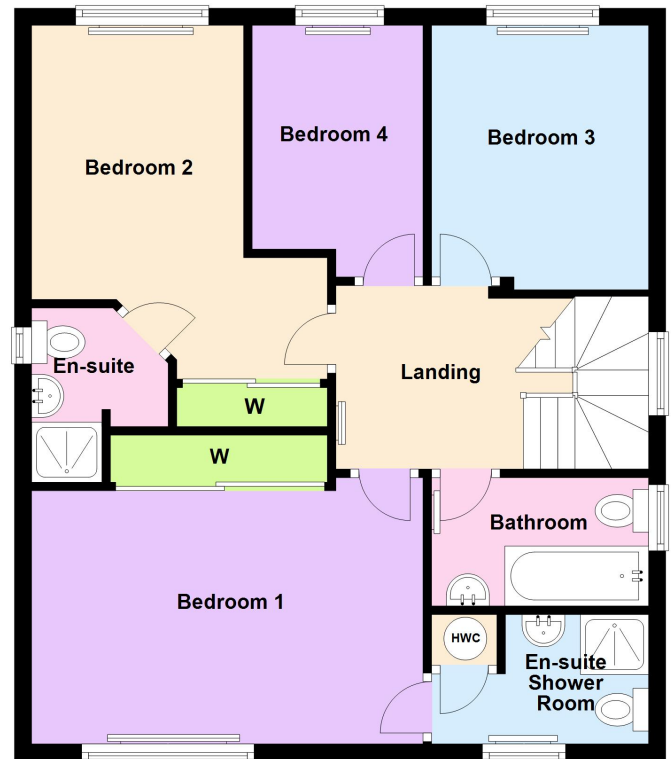
Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



First Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



Total area: approx. 129.4 sq. metres (1393.0 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



33, The Green, Hartford, Northwich, CW8 1QA

01606 331784

Email: enquiries@westates.co.uk

www.westates.co.uk

