



Kingfisher Crescent, Sandbach, CW11 3AX.  
£195,000

Whittaker Est. 1930  
& Biggs



# Kingfisher Crescent, Sandbach, CW11 3AX.

Originally constructed by Bellway Homes this delightful three bedroom semi-detached home offers fantastic open plan modern accommodation.

This now well-established development borders the Trent and Mersey canal so you will find paths and trails right on your doorstep to enjoy at your convenience. This semi-rural environment forms a great place to make a beautiful home within a favoured residential area, being well situated with easy transport and road links to Crewe, Middlewich and the market town of Sandbach.

The property provides a thoughtful layout, comprising; Entrance hall, downstairs cloakroom, lounge with feature bay window, dining kitchen with French doors to the garden and patio area, to the first floor there are three bedrooms with two of the bedrooms benefiting from views to the side of the canal, the master bedroom benefits from a bespoke fitted cupboard and en-suite, Family Bathroom.

Externally to the front of the property there is a driveway providing ample off-road parking for two cars, leading alongside the property there is gated access to the rear garden and a pathway leading to the front door where there is a canopy porch.

To the rear of the property the garden is mainly laid to lawn with fenced boundaries and a substantial patio area ideal for alfresco dining.



### Entrance Hallway

Having a UPVC front entrance door with doors leading through to ground floor WC and;

### Ground Floor WC

Fitted with a white suite comprising low level WC and pedestal wash basin with tiled splash back area. Radiator and UPVC double glazed obscured window to the front elevation.

**Lounge** 13' 9" x 12' 10" (4.19m x 3.92m max into bay)  
Having a UPVC double glazed feature bay window to the front elevation, radiator and stairs rising to the first floor landing with useful built in storage cupboard beneath.

**Open Plan Dining Kitchen** 15' 10" x 10' 8" (4.82m x 3.26m)

Having a range of white contemporary wall and base mounted units with complimentary worksurfaces over with matching upstands incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated Zanussi fan oven and four ring gas hob with stainless steel chimney style extractor over, integrated fridge freezer and a double glazed UPVC window to the rear elevation. The dining area provides an ideal space for entertaining, with double glazed UPVC French doors leading out into the rear garden.

### First Floor Landing

Doors leading off to;

**Bedroom One** 12' 3" x 9' 1" (3.74m x 2.77m)

Having a double glazed UPVC window to the front elevation, a built-in storage cupboard, radiator and a door leading through to;

**En-Suite** 5' 3" x 5' 9" (1.60m x 1.76m)

Having a white suite comprising low level WC, pedestal wash hand basin and freestanding shower cubicle with

thermostatic shower. Radiator, part tiled walls and an obscured double glazed UPVC window to the front elevation.

**Bedroom Two** 9' 0" x 8' 10" (2.75m x 2.69m)

Having a double glazed UPVC window to the rear elevation and a radiator.

**Bedroom Three** 10' 6" x 8' 10" (3.20m x 2.69m)

Having a double glazed UPVC window to the rear elevation and a radiator.

**Bathroom** 6' 3" x 6' 3" (1.90m x 1.90m)

Fitted with a white suite comprising panelled bath, pedestal wash basin and low level WC and part tiled walls. Radiator and an obscured double glazed UPVC window to the side elevation.

### Rear Garden

The rear garden is laid mainly to lawn with fenced boundaries, raised flower bed and a good sized flagged patio area.

Notes:

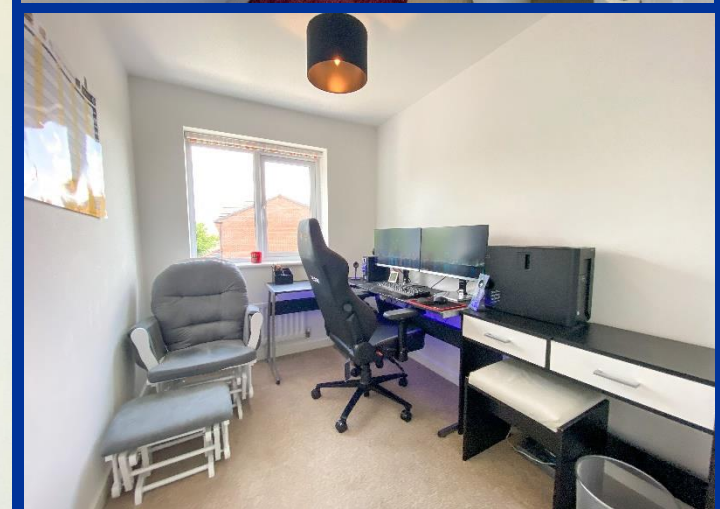
**Council Tax Band:** C

**EPC Rating:** C

**Tenure:** Leasehold













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