

***3 Sylvan Close, Firdale Park, Northwich, Cheshire, CW8 4AU  
Offers over £335,000***

*This stunning home, perfectly positioned in a sought-after location, is guaranteed to capture your heart. Beautifully enhanced by the current owners, it offers stylish and comfortable living throughout. Step inside to a welcoming entrance hall that sets the tone for the rest of the property. The ground floor boasts a cosy lounge ideal for relaxing evenings, a spacious breakfast kitchen perfect for family gatherings, and a convenient guest WC. Upstairs, you'll find four well-proportioned bedrooms, including a superb main bedroom with its own en-suite, along with a modern family bathroom. Outside, a private driveway provides off-road parking and leads to the garage. To the rear, the beautifully landscaped garden offers a wonderful space for entertaining, unwinding, or enjoying time with family. A truly special home, ready to move into and enjoy.*

## Accommodation

### ENTRANCE HALL

Accessed via the entrance door to the side elevation. Feature tiled flooring, wall mounted radiator, under stairs storage, wall mounted radiator, doors lead to the lounge, kitchen diner, guest WC and stairs rise to the first floor. A cupboard provides further useful storage.

### LOUNGE 12' 5" x 15' 8" (3.80m x 4.80m)

With a double glazed window to the front elevation allowing the room to fill with lots of natural light, wall mounted radiator, feature fire place and mantle.

### KITCHEN/DINER 19' 3" x 11' 7" (5.87m x 3.54m)

With a double glazed window to the rear elevation and double glazed tri fold doors which open on the garden. The kitchen area is fitted with a range of base and wall units with worksurface over incorporating and Belfast sink and mixer tap. Integrated eye level oven and grill, induction hob, dishwasher and washing machine. Space for fridge freezer. Part tiled walls and tiled flooring, feature column radiator, space for table and chairs.

### GUEST WC

With a double glazed opaque window to the front elevation, low level WC and vanity sink, tiled flooring and chrome towel rail.

### LANDING

With a double glazed window to the side elevation, cupboard providing storage, loft access and doors lead to the bedrooms and bathroom.

### BEDROOM ONE 10' 10" x 11' 1" (3.31m x 3.38m)

With a double glazed window to the front elevation, wall mounted radiator, a range of fitted units providing storage and hanging space, a door leads to the ensuite.

### ENSUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC and handwash basin, shower cubicle and shower, part tiled walls, inset spot lighting, extraction and wall mounted radiator.

### BEDROOM TWO 10' 11" x 8' 1" (3.33m x 2.47m)

With a double glazed window to the rear elevation and wall mounted radiator.

### BEDROOM THREE 8' 3" x 8' 1" (2.52m x 2.48m)

With a double glazed window to the rear elevation and wall mounted radiator.

### BEDROOM FOUR 7' 11" x 7' 11" (2.42m x 2.43m)

With a double glazed window to the front elevation and wall mounted radiator.

### FAMILY BATHROOM

With an opaque double glazed window to the side elevation. Fitted with a suite comprising low level WC and handwash basin, paneled bath with shower over, part tiled walls, inset spot lighting, extraction and wall mounted radiator.

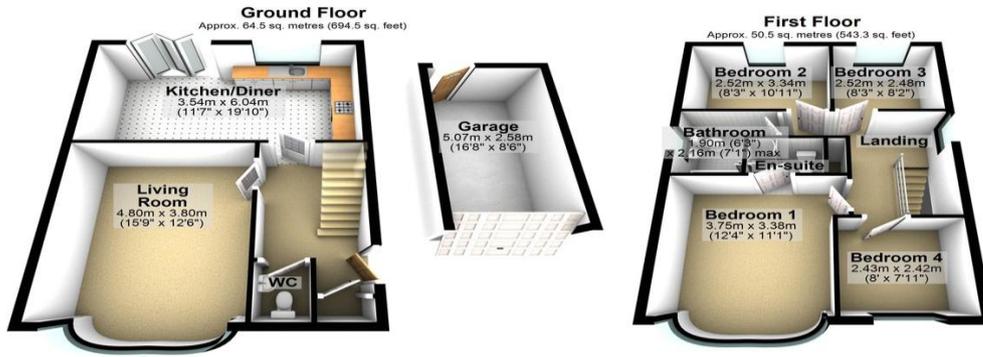
**EXTERNALLY**

*Externally, the property offers generous off-road parking, with a driveway leading to the garage. To the rear, a beautifully landscaped garden provides a private and tranquil retreat, featuring a patio area, decked seating space, ornamental ponds, and raised beds with well-stocked borders-creating the perfect setting for outdoor dining and entertaining.*

**GARAGE 8' 5" x 16' 7" (2.58m x 5.07m)**

*With an up and over door, power and lighting, a courtesy door leads to the garden.*





Total area: approx. 115.0 sq. metres (1237.8 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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