



***47 Landswood Park, Hartford, Northwich, Cheshire , CW8 1NF***  
***£475,000***

*Are you searching for your forever home? Need a spacious property where the whole family can thrive? Look no further than this impressive four-bedroom detached home in the highly sought-after area of Landswood Park. This home offers convenience with nearby shops, excellent schools, and easy access to the A556, ideal for Commuters. Step inside to find a welcoming entrance hall leading to a variety of versatile living spaces, including a comfortable living room, bright conservatory, well-equipped kitchen with dining area, utility room, and shower room, all on the ground floor. The first floor boasts four generously sized double bedrooms—no box rooms here! The main bedroom comes complete with a hidden ensuite, and the family bathroom serves the remaining bedrooms with a four piece suite. Outside, the property features a spacious driveway with ample parking for multiple vehicles and double garage, along with a beautifully private enclosed rear garden, perfect for family gatherings.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, a door leads through to the lounge, kitchen and shower room and stairs rise to the first floor. Useful under stairs storage.*

### *LOUNGE 13' 6" x 19' 11" (4.14m x 6.09m)*

*With double glazed French doors that lead to the garden and Conservatory, a double glazed window to the rear elevation. Living flame gasfire and wall mounted radiator.*

### *KITCHEN/DINER 24' 3" x 10' 11" (7.40m x 3.34m)*

*With double glazed French doors that lead to the garden with a glass panel to the side, double glazed window to the front elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit with mixer tap. Double oven and grill with five ring gas hob over, and extraction, integrated dish washer and microwave. Space for fridge freezer and table and chairs, breakfast bar and tiled flooring.*

### *CONSERVATORY 29' 1" x 8' 0" (8.89m x 2.44m)*

*A lovely bright addition built on a dwarf wall with double glazed French doors that lead to the garden and wall mounted heaters.*

### *UTILITY ROOM 5' 11" x 11' 0" (1.81m x 3.36m)*

*With doors that lead to the front and rear elevations and a double glazed window to the side elevation. Fitted with base units, sink unit and mixer tap, space and plumbing for washing machine and dryer, cupboard housing boiler.*

### *SHOWER ROOM*

*Fitted with a suite comprising low level WC, hand wash basin and shower cubicle with shower, chrome towel rail and tiled walls and flooring.*

### *LANDING*

*A bright and airy landing with a double glazed opaque window, loft access and doors to all the bedrooms and bathroom.*

### *BEDROOM ONE 13' 10" x 8' 10" (4.23m x 2.71m)*

*With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space, a hidden door leads to the en-suite.*

### *EN-SUITE*

*Feature window. A suite comprising low level WC, twin sinks and shower cubicle and shower, tiled walls and tiled flooring.*

### *BEDROOM TWO 9' 11" x 11' 2" (3.04m x 3.41m)*

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

*BEDROOM THREE 11' 10" x 9' 7" (3.62m x 2.93m) With a double glazed window to the rear elevation and wall mounted radiator. Wardrobes providing hanging and storage space.*

***BEDROOM FOUR 7' 8" x 9' 4" (2.35m x 2.86m)***

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

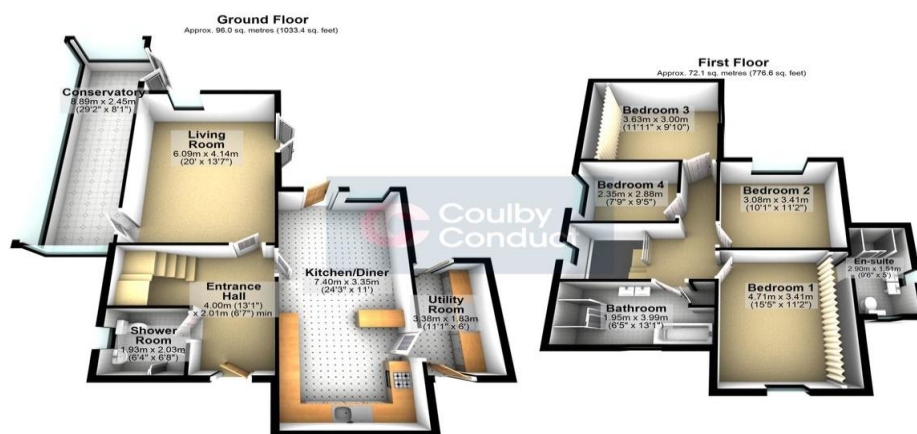
***BATHROOM***

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising a paneled bath, twin hand wash basins, low level WC and shower cubicle and shower. Towel rail and cupboard housing water tank.*

***EXTERNALLY***

*A fabulous plot with a driveway providing ample off road parking. Well stocked borders and a double garage. To the rear is an enclosed garden with feature decked area.*





Total area: approx. 168.2 sq. metres (1810.0 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.

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