

**69 Grosvenor Avenue, Hartford, Northwich, Cheshire, CW8 1RP**  
**O/O £275,000**

*This stunning property, not only oozes curb appeal, but is also beautifully presented throughout and is situated in the highly desirable and sought after location of Hartford. The accommodation features an entrance hall leading to a bright and airy lounge, breakfast kitchen and family area. Upstairs, you'll find three bedrooms, a well-appointed family bathroom and separate WC. Outside, the property offers off road parking and a low-maintenance rear garden, complete with a garage. Get ready for take-off and secure your viewing today—this opportunity won't last long!*

## Accommodation

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, doors to the lounge, kitchen and stairs rise to the first floor with feature oak and chrome staircase.*

### **LOUNGE 10' 5" x 15' 9" (3.18m x 4.8m)**

*A lovely bright and airy lounge, with a double glazed window to the front elevation, cast iron electric stove fireplace, wall mounted radiator.*

### **BREAKFAST KITCHEN 10' 33" x 16' 77" (3.89m x 6.83m)**

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a composite one and a half bowl sink unit and mixer tap. Integrated double oven and grill, hob with extraction over. Cupboard housing combi boiler, integrated for washing machine, dishwasher and fridge. Feature column radiator.*

### **FAMILY ROOM 8' 33" x 12' 30" (3.28m x 4.42m)**

*With a door to the side elevation, tiled flooring and feature column radiator.*

### **LANDING**

*With a double glazed window to the side elevation, loft access to the boarded loft with loft ladder.*

### **BEDROOM ONE 13' 4" x 9' 89" (4.06m x 5m)**

*What a fantastic main bedroom. With a double glazed window to the front elevation, wall mounted radiator and fitted wardrobes providing hanging and storage space.*

### **BEDROOM TWO 8' 24" x 8' 71" (3.05m x 4.24m)**

*With a double glazed window to the rear elevation, wall mounted radiator and fitted wardrobes providing hanging and storage space.*

### **BEDROOM THREE 6' 89" x 6' 74" (4.09m x 3.71m)**

*With a double glazed window to the front elevation, wall mounted radiator and cupboard fitted providing hanging and storage space.*

### **BATHROOM**

*With an opaque window to the rear elevation. Fitted with a panelled bath with shower over and hand wash basin. Chrome towel rail.*

### **WC**

*With a double glazed window to the rear elevation. Fitted with a low level WC.*

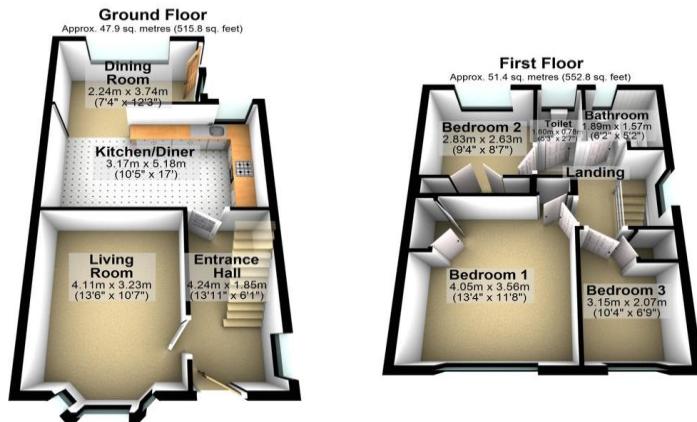
### **EXTERNALLY**

*To the front is a driveway providing off road parking and low maintenance garden with well stocked shrubs and plants. To the rear is a private low maintenance garden, ideal for al-fresco dining.*

### **GARAGE 9' 3" x 19' (2.82m x 5.79m)**

*With an up and over door and power and lighting.*





Total area: approx. 99.3 sq. metres (1068.6 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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