



5 Mornant Avenue, Hartford, Northwich, CW8 2FG
£595,000

This executive SEVEN bedroom extended detached property is located in a quiet cul de sac in the desirable village of Hartford and sits on an imposing plot. Within walking distance of the local schools, shops, train station and the other amenities this picturesque location provides the property gives easy access to excellent commuter routes. Warmed by gas central heating which is complimented with uPVC double glazing the property briefly comprises entrance porch, hallway, lounge, a stunning kitchen diner with a full compliment of fitted appliances, family room, study and WC on the ground floor whilst to the first floor there is the primary bedroom with fitted wardrobes and ensuite, six further bedrooms and two bathrooms. Externally the property is approached via a generous drive way leading to an integrated garage whilst to the rear is an enclosed garden with a patio seating area and an artificial lawn.

Accommodation

Ground floor

Entrance Porch: Composite door with opaque glass panel and two uPVC double glazed windows to either side. uPVC double glazed window to the side elevation, door leading to the entrance hall with opaque glass. Double glazed opaque glass window with leaded inserts to the side of the door.

Entrance Hallway:

Stairs to the first floor with two storage cupboards and access to the first floor, radiator.

Lounge: 16'08" x 13' (maximum measurements)

Two uPVC double glazed windows to the front elevation. Feature fireplace with multifuel burner, two radiators.

Kitchen/Diner: 13'09" x 25'08"

One uPVC double glazed French door and one uPVC double glazed door to the rear elevation providing access to the garden. Two uPVC windows to the rear elevation. Wall and base units with Apollo slab tech work surfaces over. Integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Range cooker with extractor hood over, downlighters to ceiling and a radiator.

Study: 7' x 9'7"

uPVC double glazed boxed bay window to the front elevation.

Downstairs WC:

uPVC double glazed window to the side elevation. Low level WC with pedestal wash basin and part tiled walls, radiator.

Family Room: 9'9" x 9'07"

uPVC double glazed French doors to rear elevation, radiator.

First Floor

Landing:

Two uPVC double glazed windows to the front elevation. Spindle balustrade and banister. Loft access hatch and two storage cupboards.

Bedroom One: 12'4" x 13'

Two uPVC double glazed windows the front elevation and two fitted wardrobes.

Ensuite:

Two uPVC opaque double glazed windows to the side elevation. Walk in shower cubicle, corner bath with waterfall mixer tap, Low level WC, wash basin within a vanity unit, chrome towel rail and down lighting.

Family bathroom:

uPVC double glazed opaque window to the rear elevation, panel bath, quadrant shower cubicle with waterfall shower head and standard shower attachment. Low level WC, pedestal wash basin, chrome towel rail and extractor fan.

Bedroom Two: 11' x 8'4"

uPVC double glazed window to the rear elevation, radiator.

Bedroom Three: 11'4" x 6'01"

uPVC double glazed to the rear elevation, radiator.

Bedroom Four: 11' x 10'

uPVC double glazed window to the rear elevation, radiator.

Bedroom Five: 7' x 9'10"

uPVC double glazed window to the front elevation, radiator.

Shower room:

Shower cubicle, low level WC and pedestal washbasin. Part tiled walls and ceramic flooring.

Bedroom Six: 7'4" x 15' 09"

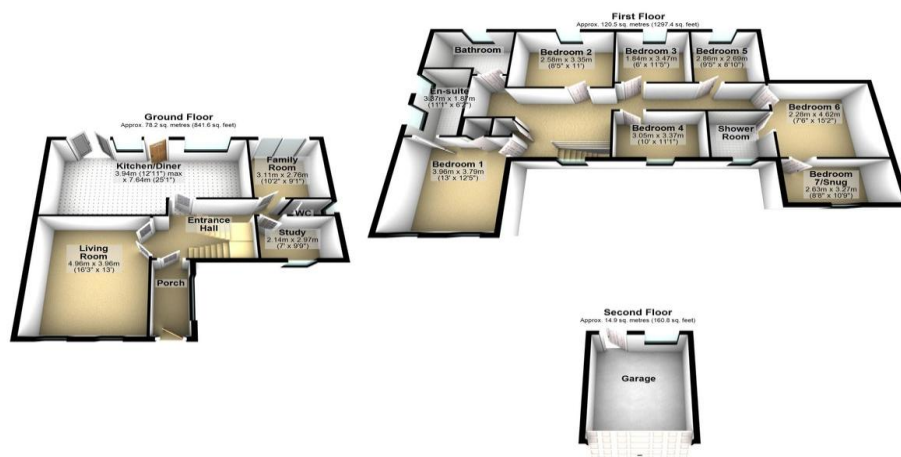
uPVC double glazed window to the front elevation, radiator.

Bedroom Seven: 8'6" x 10'6" Two Velux sky lights and a radiator.

Externally

Externally, the property is approached via a generous drive way leading to an integrated garage whilst to the rear is an enclosed garden with a patio seating area and an artificial lawn.





Total area: approx. 213.7 sq. metres (2299.8 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.

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