



## Mornant Avenue, Hartford

Offers In Excess of £595,000

EPC rating: C  
Tenure: Freehold  
Council Tax Band: G







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This impressive family home in Hartford village features a prime location, spacious interior, and recent upgrades. Situated on a corner plot in a quiet cul-de-sac, it boasts four double bedrooms, an extended kitchen/diner, and a colourful south-west facing garden. A versatile property in a sought-after setting.

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We are delighted to bring to market this striking family home; an impressive house from the moment you pull up on the driveway. The property exudes charm and character, with its well-maintained exterior and thoughtfully landscaped front garden setting the tone for the exceptional living space within.

The wonderful location really does have so much to appreciate, being within walking distance of Hartford village centre and both Hartford and Greenbank railway stations for direct lines to Liverpool, Crewe, Chester, Manchester and further afield. This prime position offers the perfect balance of convenience and tranquility, with easy access to local amenities, schools, and transport links. Mornant Avenue is a delightful collection of cul-de-sacs, situated in the ever-popular Hartford village, and it is worth noting





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For my clients, this has been a much-treasured family home and a delightful setting to bring up their children. The spacious and versatile layout has provided the perfect environment for creating cherished memories and embracing family life. The home's warm and inviting atmosphere is evident throughout, a testament to the love and care that has been poured into every room. They are now moving out of the area to be closer to family, presenting a rare opportunity for a new family to make this exceptional house their own.

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This superb corner plot at the head of a cul-de-sac has a mature, well-kept south-west facing garden to the rear. The generous outdoor space is a true haven, perfect for entertaining, relaxing, or simply enjoying the beauty of nature. The garden has been meticulously maintained, with lush lawns, well-established plantings, and delightful patio areas that invite you to spend time outdoors. The south-west aspect ensures an abundance of natural light and warmth, making it an ideal spot for al fresco dining and soaking up the sun.

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The present owners have been diligent in continually investing in the house, ensuring that it remains in excellent condition and meets the needs of modern family life. Notable recent upgrades include a partial garage conversion to create a home gymnasium, providing a dedicated space for fitness and wellness without compromising the garage's functionality. The electric up and over garage door adds convenience and security, while the recently installed driveway provides ample parking.



Step inside this remarkable home and be greeted by a welcoming entrance hall that sets the stage for the elegance and comfort that awaits. The living room is a true showcase of style and sophistication, with its tasteful décor, high ceilings, and large windows that flood the space with natural light. The well-appointed kitchen is the heart of the home, a delightful breakfast area opening into a further living space, perfect for casual dining and family gatherings.



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This striking family home represents an exceptional opportunity for those seeking a property that combines character, comfort, and convenience. With its prime location, spacious layout, beautiful garden, and recent upgrades, this house is ready to welcome a new family and provide the perfect setting for creating lasting memories. Don't miss this rare chance to make this impressive home your own in a location that people cherish and rarely leave.

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## Need to know

- ❑ Superb Family Home
- ❑ Ideal Village Location
- ❑ Quiet Cul-de-sac Position
- ❑ Expertly Extended
- ❑ South West Facing Garden
- ❑ Open Plan Kitchen, Dining, Living Area



Interested?

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





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