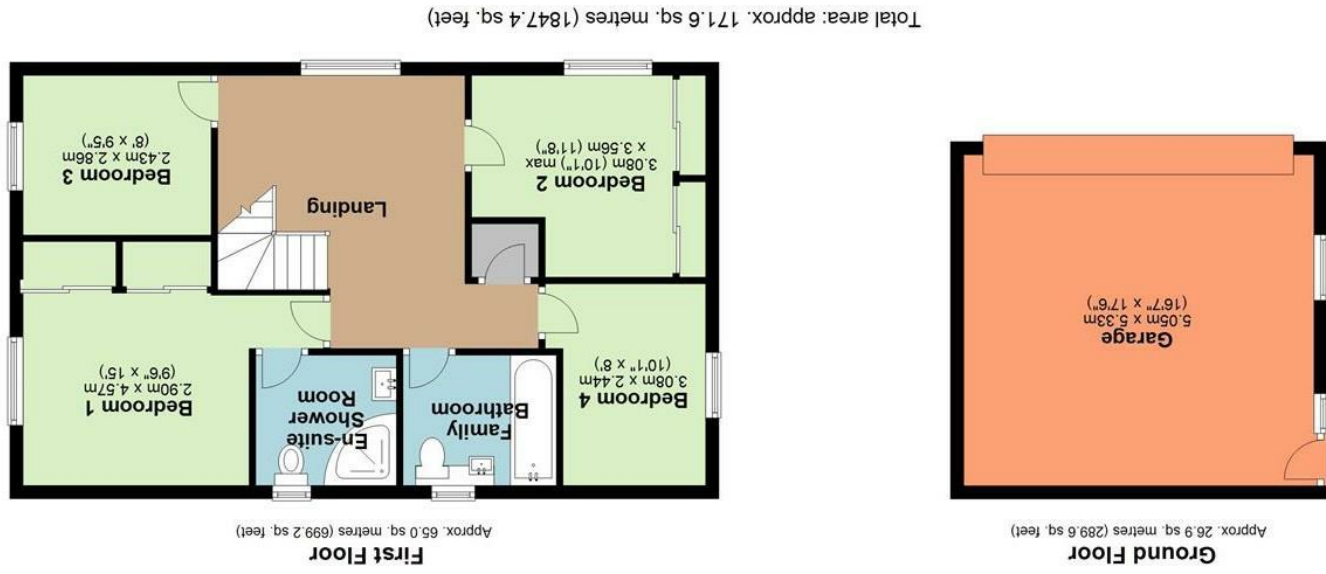


MISREPRESENTATION ACT 1967.  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS OVER £560,000



2 MORNANT AVENUE  
 HARTFORD  
 NORTHWICH  
 CW8 2FQ

4 3 4 D  
 COUNCIL TAX BAND: G



A spacious family home sitting on a deceptively large corner plot located within walking distance to Hartford train station

### Description

Ground floor accommodation comprises hallway with laminate flooring, a double glazed window to the front aspect, access to the sitting room and downstairs WC and a large built in storage cupboard ideal for coats and shoes.

The sitting room has a large double glazed window to the front aspect flooding the room with natural light and could also be used as a dining hall if so required. The dual aspect lounge measures over 20 ft by 11 ft creating a lovely bright reception room with a cosy log style gas fire and illuminated surround.

The modern kitchen has a selection of low level and eye level units, one of which houses the conventional boiler, tiled splashbacks, two double glazed windows, space for a fridge freezer, double oven and has an integrated family sized dishwasher. The plumbing for the washing machine and tumble dryer are located in the utility room which provides direct access to both the gardens and the third parking space. The dining room provides the perfect space for a six seater table with fantastic views of the rear garden and further seating is available in the conservatory.

First floor accommodation comprises spacious landing with a large double glazed window to the front aspect, a large built in storage cupboard and access to the partly boarded loft space. Bedrooms one and two are both double bedrooms, both of which have built in triple wardrobes with bedroom one having the added advantage of a new modern three piece en-suite shower room with a double glazed window to the side aspect. Bedroom three is a small double bedroom and bedroom four is a single bedroom. The modern three piece family bathroom has also recently been fitted.

Externally the rear garden is fully enclosed, completely private with new outdoor decking and paving surrounding the double detached garage creating a private south facing seating area. The garage could also be used as a home gym or office space, separate from the main house. Included in the title deeds is the plot of land situated behind the garage which could easily be converted to create further parking or built on, subject to planning to create a workshop/studio.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School within walking distance, followed by St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away. Nearby primary schools also include The Grange, Hartford Primary School and Hartford Manor.

Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants, such as Chime and The Hart of Hartford. Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located within walking distance to Hartford train station (for London and Liverpool) and close proximity to Greenbank train station (for Chester and Manchester).