



OFFERS IN THE REGION OF £320,000



36 GROSVENOR AVENUE
HARTFORD
NORTHWICH
CW8 1RP

3 1 2 D
COUNCIL TAX BAND: D



A modernised corner plot property with potential to extend subject to planning permission located next door to Hartford Primary School

Description

Purchased by the vendors 12 months ago this property has been modernised throughout, creating the perfect opportunity for a first time buyer.

Externally the property is positioned at the end of the cul-de-sac with a large gravel driveway to the front aspect, a single detached garage to the rear aspect and ample on street parking for visitors with lawned front, side and rear gardens presenting great potential to extend the property subject to planning permission.

Particular mention must be made of the brand new three piece bathroom suit, new flooring and carpets throughout.

Ground floor accommodation comprises hallway with two built in storage cupboards and doors to the lounge and kitchen. The dual aspect lounge/dining room has a large double glazed window to the front aspect and a large double glazed window to the rear aspect flooding the rooms with natural light.

The modern kitchen provides direct access to the rear south facing garden, has a range of low level and eye level units, integrated appliances including a four ring electric hob, American fridge freezer, Neff oven and microwave, extractor hood and space for a washing machine and separate tumble dryer.

First floor accommodation comprises spacious landing with a double glazed window to the side aspect, a large built in storage cupboard housing the combi boiler and access to the partly boarded loft space.

Bedrooms one and two are both double bedrooms with built in hanging space and double glazed windows.

Bedroom three is a single bedroom/study with a large over the stairs storage cupboard and a double glazed window to the front aspect. The brand new three piece bathroom has laminate flooring and two frosted double glazed windows.

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 Hartford Primary School located next door, The Grange 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 (Liverpool to London) and a short drive away from Greenbank train station (Chester to Manchester).