



**Beach Grove, Hartford Northwich CW8 1LN**



*welcome to*

**Beach Grove, Hartford Northwich**

BEAUTIFUL DETACHED FAMILY HOME WITH LARGE ANNEX AND EXTENSIVE GARDENS



### Entrance Hall

Entrance door to front aspect, stairs to first floor, tiled flooring and radiator

### Downstairs Wc

Low level WC, hand wash basin and double glazed frosted window to side aspect

### Lounge/ Dining Room

25' 11" x 10' 10" ( 7.90m x 3.30m )

Double glazed bay window to front aspect, parquet flooring, open fire in feature surround, double doors leading to conservatory and radiator

### Kitchen

10' x 8' 10" ( 3.05m x 2.69m )

Range of fitted wall and base units with contrasting work surfaces over, electric hob and oven. Integrated dishwasher and fridge. Stainless steel sink and drainer, tiled splash backs, double glazed window to side aspect and radiator

### Utility Room

9' x 6' ( 2.74m x 1.83m )

Door leading to rear garden, double glazed window to rear aspect and space for washing machine

### Conservatory

16' x 11' ( 4.88m x 3.35m )

Brick built and double glazed construction, tiled flooring and door leading to utility room.

### Bedroom One

12' x 10' 11" ( 3.66m x 3.33m )

Double glazed window to rear aspect and radiator

### Bedroom Two

11' x 10' 11" ( 3.35m x 3.33m )

Double glazed window to front aspect and radiator

### Bedroom Three

8' 11" x 8' ( 2.72m x 2.44m )

Double glazed window to rear aspect, built in storage and radiator

### Bathroom

Bath with shower over, low level WC, hand wash basin, double glazed frosted window to side aspect and radiator

### External

Driveway parking. Large,, private rear garden which is laid to lawn with mature shrub borders, patio seating areas and side access

### Annex With Bedroom Four

Annex featuring a lounge area, WC, bedroom and boarded loft area. Ideal as accommodation or a home office. Please note the annex is fully insulated and a heating system can be added if required



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## Beach Grove, Hartford Northwich

- Beautiful Detached Period Property
- Annex with Lounge, Bathroom and Bedroom
- Large Gardens
- Highly Sought After Hartford Location
- Council Tax Band D

Tenure: Freehold EPC Rating: D

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

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