



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

  
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## 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

Council Tax Band: D

offers in the region of

**£440,000**



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