



Grosvenor Avenue, Hartford Northwich CW8 1RP

welcome to

Grosvenor Avenue, Hartford Northwich

Found within the highly sought after village of Hartford and set on a popular development this three bedroom semi detached home will be ideal for a range of buyers, also having the added benefit of NO ONWARD CHAIN. In need of modernisation throughout, ideal to suit individual needs



Entrance Porch

Accessed via wooden front doors, quarry tiled flooring, inner door with obscured window lights.

Entrance Hall

Stairway to the first floor, tiled flooring, radiator with thermostat.

Inner Hallway

Tiled flooring, storage shelving door to the kitchen.

Living Room

13' 6" x 10' 4" Maximum (4.11m x 3.15m Maximum)
Having a front aspect double glazed window, radiator with thermostat, tiled flooring, original style tiled fireplace, open doorway to the dining room.

Dining Room

10' 4" x 9' (3.15m x 2.74m)
Rear aspect double glazed window, double glazed door opening to the rear garden, radiator with thermostat, tiled flooring.

Kitchen

10' 4" x 7' 7" (3.15m x 2.31m)
Range of wall mounted and base level units with rolled work top surfaces incorporating a stainless steel sink and drainer. Space for a cooker, plumbing floor a washing machine, space for a fridge freezer. Side aspect double glazed window, double glazed door opening to the rear garden, tiled walls and tiled flooring.

First Floor Landing

Balustrade, side aspect obscured double glazed window, loft access.

Bedroom One

14' 2" x 9' 10" Maximum (4.32m x 3.00m Maximum)
Having a front aspect double glazed window, radiator with thermostat, power points, a built in storage cupboard with hanging rails and shelving.

Bedroom Two

9' x 8' 3" (2.74m x 2.51m)

Having a rear aspect double glazed window, radiator with thermostat, built in storage cupboards with rails and shelving. Power points.

Bedroom Three

11' Maximum into entrance alcove x 6' 8" (3.35m Maximum into entrance alcove x 2.03m)
Having a front aspect double glazed window, radiator with thermostat, built in airing cupboard housing the gas boiler and storage space.

Bathroom

6' x 4' 8" (1.83m x 1.42m)
Fitted with a two piece suite comprising original style bath with a wall mounted electric shower and a pedestal wash hand basin, tiled walls and tiled shelving, rear aspect obscured double glazed window, radiator with thermostat.

Separate W.C

Having a low level W.C, rear aspect obscured double glazed window, radiator with thermostat.

Externally

The front of the property has a driveway which provides ample off the road parking for several vehicles with gated access to the side. A shailed garden area with raised flowerbed and shrub borders, hedgerow borders, paved walkways, The rear has an enclosed garden with fenced borders, flowerbed and shrub borders, and a shailed garden area,

Agents Notes

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.



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Grosvenor Avenue, Hartford Northwich

- Highly sought after village of Hartford
- Three bedroom semi detached home
- In need of modernisation throughout
- Generous driveway for ample parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT108030 - 0008

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