



49 Grosvenor Avenue, Hartford, Northwich, CW8 1RP



Hartford is one of Cheshire's most sought-after villages, renowned for its excellent educational facilities and family-friendly atmosphere. Within the village you'll find several highly regarded primary schools, Hartford High School, and the prestigious Grange School, offering an exceptional choice of public and private education.

Hartford also blends village charm with superb connections. The station provides direct rail services to Liverpool, Birmingham and beyond, while the A556 links effortlessly to the M56 and M6, placing Manchester, Chester, Liverpool and Warrington within easy reach. For travel further afield, both Manchester and Liverpool airports are under 40 minutes away. Everyday essentials are available from local shops, with independent cafés and boutiques adding character and community spirit.

The property itself is an extended three bedroom semi-detached home offered with NO ONWARD CHAIN. Immaculately presented throughout, the light-filled hallway leads to a spacious lounge with picture window to the front, and a fabulous open-plan kitchen/diner and family room to the rear - the perfect hub for modern living and entertaining. Patio doors open directly to the spacious garden, while a utility room and cloakroom add valuable practicality. Upstairs are three well proportioned bedrooms, the master with an en suite shower room, plus a contemporary family bathroom.

This is a stylish, ready-to-move-into home in one of Cheshire's most desirable locations. Viewing is highly recommended.

£335,000



Entrance Hall:

Light and bright and entered through a uPVC double glazed door with opaque glass, having a uPVC double glazed window to the side elevation, under stairs storage, wall mounted radiator and ceiling light point.

Cloakroom / WC:

With a uPVC double glazed window to the side elevation, white low level WC and vanity sink with chrome waterfall mixer tap, wall mounted radiator and ceiling light point.

Lounge: 5.08m (16' 8") x 3.15m (10' 4")

Having a uPVC double glazed window to the front elevation, wall mounted radiator, wall lights and central ceiling light point.

Kitchen/Diner: 5.07m (16' 8") x 3.47m (11' 5")

With a uPVC double glazed window to the side elevation, fitted with a range of two tone units with complimentary worktops and up stands, electric oven, gas hob, glass splashback, stainless steel cooker hood, one and a half bowl stainless steel sink with chrome mixer tap, integrated under counter separate fridge and freezer.

Utility Room:

At the rear of the kitchen and having a uPVC double glazed window to the rear elevation and a uPVC entrance door to the side elevation with opaque glass, fitted with a range of wall and base units, stainless steel sink bowl with chrome mixer tap over, boiler housing, space for washing machine, ceiling light point.

Family Room: 3.20m (10' 6") x 2.78m (9' 1")

With feature wall to one side, wall mounted radiator and ceiling light point

First Floor Landing:

Having a uPVC double glazed window to the side elevation, doors to all rooms, ceiling light point.

Master Bedroom: 4.05m (13' 3") x 2.91m (9' 7")

With a uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

En Suite Shower Room:

Having a uPVC double glazed window to the side elevation and fitted with a double shower and sliding glass doors, T Bar mains water shower fitment, low level white WC and vanity sink with a chrome mixer tap, heated chrome towel rail, extractor fan and ceiling light point.

Bedroom Two: 4.42m (14' 6") x 2.64m (8' 8")

This much larger than average second bedroom has a uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bedroom Three: 3.21m (10' 6") x 2.31m (7' 7")

With a uPVC double glazed window to the front elevation, store cupboard, wall mounted radiator and ceiling light point.

Family Bathroom: 2.03m (6' 8") x 1.71m (5' 7")

Having a uPVC double glazed window to the rear elevation with opaque glass, fitted with a white suite; comprising bath with chrome mixer tap with hand held shower head attachment, tiled splash back, low level WC, hand washbasin with waterfall chrome mixer tap tiled splashback, ceiling light point.

Garden:

Front garden is laid to Lawn with a privet hedge boundary across the front with a concrete driveway for vehicle parking boarded with flags. Iron gates lead down the side of the property providing direct access to the rear. The large rear garden is mainly lawn with borders and patio for relaxing or entertaining.

Location:

From Hartford Train Station on Chester Road, Hartford, Northwich head north-east on Chester Rd/A559 towards Fullerton Rd, turn right onto Booth Rd, turn left onto Grosvenor Ave, turn right to stay on Grosvenor Ave, turn left to stay on Grosvenor Ave and the property will be on the left and identified with an LMS Property For Sale Board.

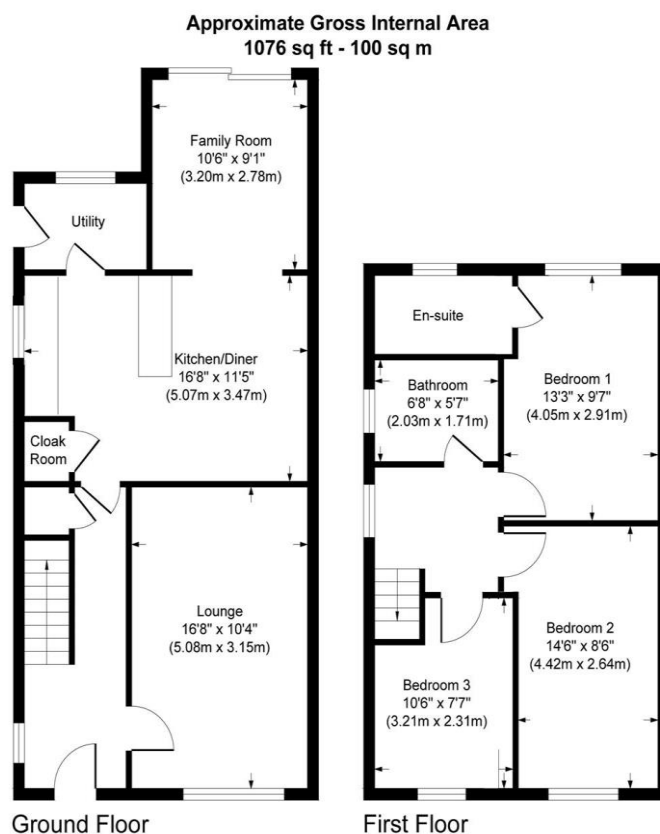
Total driving time from Hartford Station is approximately one minute.







- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- MASTER BEDROOM WITH ENSUITE
- OPEN PLAN KITCHEN/DINER AND FAMILY ROOM
- KITCHEN WITH SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- FRONT AND REAR GARDENS
- DRIVEWAY
- EXCELLENT TRANSPORT LINKS & SCHOOLS



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk

LMS  **PROPERTY**