



Ray Heath, Cross Bridles Lane, Hartford, Northwich, Cheshire, CW8 1QU

£650,000



This is a large and extended detached house, which occupies a small cul-de-sac location close to the village centre. The property has been significantly improved by the current owners and is offered in excellent decorative order throughout. With gas central heating and PVCu double glazing the accommodation comprises: Entrance hall, cloakroom/WC, study, lounge, family room, kitchen dining room, utility room downstairs shower room, first floor landing, master bedroom with en-suite shower room, four further double bedrooms and family bathroom. Outside there are large and private gardens along with a double garage and there is ample off road parking. An internal viewing appointment is advised.

GROUND FLOOR

ENTRANCE HALL

5.17m x 3.66m (17' 0" x 12' 0")

A perfect reception area with a walk-in cloaks cupboard and turned staircase which rises to the first floor and has a useful storage cupboards beneath.

CLOAKROOM

1.54m x 1.83m (5' 1" x 6' 0")

Fitted with a modern two piece suite.

STUDY

1.81m x 2.58m (5' 11" x 8' 6")

A useful room with a frontal aspect

LOUNGE

3.62m x 7.01m (11' 11" x 23' 0")

A superb room with access on to the garden via French doors. Fitted wood burning stove set into a feature surround with illuminated display niches.

FAMILY ROOM

3.62m x 3.25m (11' 11" x 10' 8")

This room sits open plan to the kitchen dining rom and provides access to the lounge. Under-floor heating.

KITCHEN DINING ROOM

6.14m x 4.58m (20' 2" x 15' 0") and 3.30m x 3.25m (10' 10" x 10' 8")

A magnificent room with quality be-spoke fitted units and granite worktops. Matching island unit and breakfast bat and a range of built-in appliances including an Aga oven. Under-floor heating.

UTILITY ROOM

1.77m x 2.71m (5' 10" x 8' 11")

With plenty of space for appliances. Wall mounted gas boiler. Door to side and access to the garage.

SHOWER ROOM

1.77m x 1.70m (5' 10" x 5' 7")

Fitted with a modern three piece suite.

GARAGE

4.43m x 5.80m (14' 6" x 19' 0")

An integral garage with direct access to the utility room.

FIRST FLOOR

LANDING

A large landing with a tall window to the front with coloured glass.

MASTER BEDROOM

6.14m x 3.30m (20' 2" x 10' 10")

A large master bedroom with a pleasant aspect over the rear garden.

EN-SUITE SHOWER ROOM

2.56m x 1.33m (8' 5" x 4' 4")

Fitted with a modern three piece suite. Under-floor heating.

BEDROOM 2

5.53m x 3.67m (18' 2" x 12' 0")

A large double bedroom with fitted wardrobes and a frontal aspect.

BEDROOM 3

3.62m x 3.24m (11' 11" x 10' 8")

A large double bedroom with a rear aspect.

BEDROOM 4

3.26m x 3.67m (10' 8" x 12' 0")

A double bedroom with a frontal aspect.

BEDROOM 5

4.00m x 2.22m (13' 1" x 7' 3")

A double bedroom with a rear aspect.

FAMILY BATHROOM

1.90m x 3.24m (6' 3" x 10' 8")

A large modern bathroom, fitted with a four piece suite including twin wash hand basins.

EXTERNAL

GARDENS & PARKING

To the front there is a large block paved driveway, providing ample off road parking along with an ornamental lawn garden.

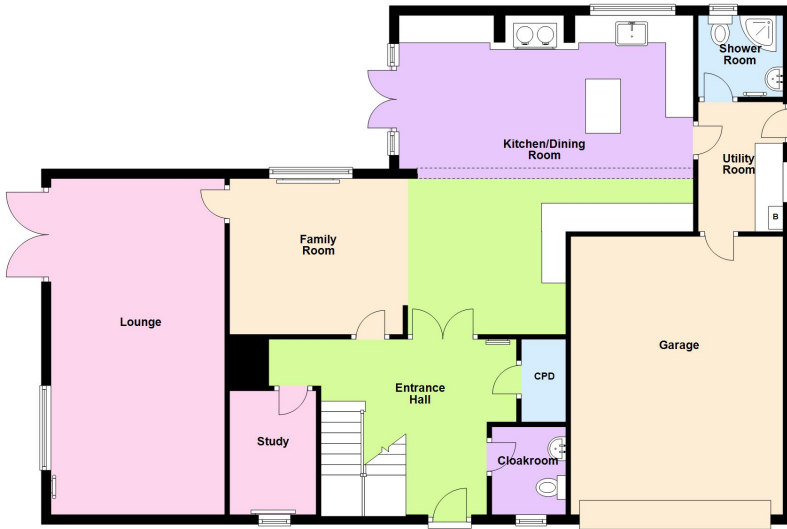
To the rear and side there is a mature garden with lawn and patio areas.



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Ground Floor

Approx. 133.1 sq. metres (1433.0 sq. feet)



First Floor

Approx. 99.7 sq. metres (1072.6 sq. feet)



Total area: approx. 232.8 sq. metres (2505.7 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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