



76 Mornant Avenue, Hartford, Northwich, Cheshire, CW8 2FQ

£1,350 pcm



A spacious four bedroom detached house, occupying a sought after location within this popular Cheshire village. The property is offered in excellent decorative condition throughout with gas central heating and PVCu double glazing and the accommodation comprises: Entrance hall, cloakroom/WC, lounge, luxury fitted kitchen, study and reduced length garage on the ground floor and four bedrooms and two luxury bathrooms on the first floor. Outside there is an enclosed and private rear garden and there is a double width driveway to the front. An early viewing appointment is advised.

GROUND FLOOR

ENTRANCE HALL

1.54m x 2.14m (5' 1" x 7' 0")

PVCu panelled and double glazed entrance door, radiator, laminate flooring, staircase to first floor landing, doors to lounge and cloakroom/WC.

CLOAKROOM

1.54m x 1.15m (5' 1" x 3' 9")

PVCu double glazed window to front, fitted with a two suite comprising, pedestal wash hand basin and low-level WC, part tiled walls, radiator.

LOUNGE DINING ROOM

7.07m x 3.36m (23' 2" x 11')

PVCu double glazed window to front, living flame gas fire set in marble fire surround, two radiators, double glazed patio doors to garden, door to:

KITCHEN BREAKFAST ROOM

4.29m x 3.75m (14' 1" x 12' 4")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink with mixer tap and tiled splashbacks, matching island unit, integrated fridge/freezer, dishwasher and washing machine, built-in electric oven and four ring gas hob, built-in microwave, PVCu double glazed window to rear, double radiator, tiled flooring, built-in under-stairs storage cupboard, door to:

STUDY

2.62m x 2.49m (8' 7" x 8' 2")

Forming the back half of the original garage, PVCu double glazed window to side, laminate flooring, door to:

GARAGE

2.62m x 2.50m (8' 7" x 8' 2")

Reduced in length to accommodate the study with metal up and over door and power and light fitted

FIRST FLOOR

LANDING

2.00m x 3.54m (6' 7" x 11' 7") & 1.91m x 0.76m (6' 3" x 2' 6")

Radiator, airing cupboard housing hot water tank and linen shelving.

BEDROOM 1

4.18m x 4.26m (13' 9" x 14')

Fitted bedroom suite with wardrobes and matching cupboards, two PVCu double glazed windows to front, radiator, door to:

EN-SUITE SHOWER ROOM

2.62m x 1.99m (8' 7" x 6' 6")

A luxury bathroom fitted with a white, three piece suite comprising double shower cubical with fitted mains fed shower, wash hand basin with cupboards beneath, low level WC, tiled walls, PVCu double glazed window to side.

BEDROOM 2

3.95m x 2.47m (13' x 8' 1")

PVCu double glazed window to rear, fitted wardrobes with full-length mirrored sliding doors, hanging rails and shelving, radiator.

BEDROOM 3

3.02m x 2.47m (9' 11" x 8' 1")

PVCu double glazed window to front, radiator.

BEDROOM 4

2.24m x 2.85m (7' 4" x 9' 4")

PVCu double glazed window to rear, radiator.

BATHROOM

1.69m x 2.24m (5' 7" x 7' 4")

Fitted with a three piece suite comprising panelled bath with independent shower over and folding glass screen, wash hand basin with cupboard under and low-level WC, part tiled walls, uPVC double glazed window to side, radiator.

EXTERNAL

GARDENS & PARKING

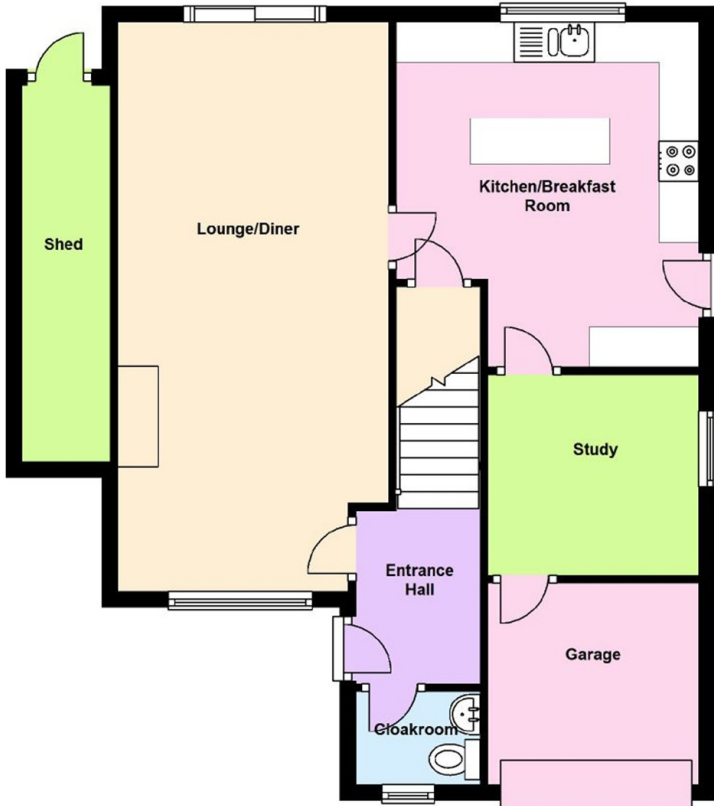
Open plan front garden and driveway. side access path to rear. Enclosed rear garden with patio and lawn areas. Large attached shed to side of house with power and light fitted.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

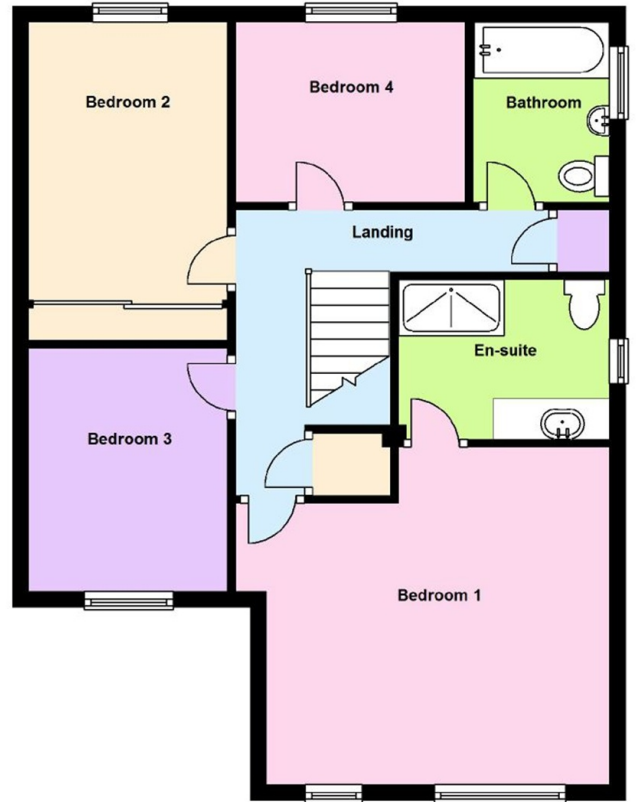
Ground Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



Total area: approx. 127.9 sq. metres (1376.7 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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