



41 Landswood Park, Hartford, Northwich, Cheshire, CW8 1NF

£360,000



This is a large, detached house, which is situated in an established part of the village with good size, mature gardens, which back onto the A556 Northwich bypass and are not overlooked. The property features gas central heating and PVCu double glazed windows and the accommodation comprises: Reception porch, entrance hall, cloakroom/WC, dual aspect lounge, separate dining room, kitchen breakfast room, utility room, study landing, four good size bedrooms (master with en-suite shower room) and luxury bathroom and WC. There is a double garage and double block paved driveway.

GROUND FLOOR

PORCH

Composite entrance door to reception porch with quarry tiled floor, part glazed inner door to:

ENTRANCE HALL

Radiator, turned staircase to first floor with walk-in storage cupboard beneath.

CLOAKROOM/WC

1.12m x 2.23m (3' 8" x 7' 4")

Fitted with a two piece suite, comprising: Low level WC and pedestal wash hand basin.

LOUNGE

3.68m x 6.10m (12' 1" x 20' 0")

Stone fire surround and living flame gas fire, PVCu double glazed window to front, PVCu double glazed window and door to rear, two radiators, glazed sliding doors to:

DINING ROOM

3.35m x 3.65m (11' 0" x 12' 0")

PVCu double glazed window to rear, radiator.

KITCHEN BREAKFAST ROOM

3.71m x 3.65m (12' 2" x 12' 0")

Fitted with a matching range of modern eye level wall and base cupboards with composite worktops, stainless steel sink unit with mixer tap and tiled splash backs, integrated dishwasher and fridge, inset electric oven, PVCu double glazed window to rear and side, radiator, door to side hall with part glazed door to side and door to:

UTILITY ROOM

2.45m x 1.17m (8' 0" x 3' 10") and 1.26m x 1.19m (4' 2" x 3' 11")

Stainless steel sink unit with cupboard below and double wall cupboard above, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler, PVCu double glazed window.

GARAGE

4.74m x 5.59m (15' 7" x 18' 4")

An attached double garage with up and over metal door and personal door to side. Power and light fitted, two PVCu double glazed windows.

FIRST FLOOR

LANDING

4.23m x 2.36m (13' 11" x 7' 9")

Study area, two half landing PVCu double glazed windows, radiator.

BEDROOM 1

3.81m x 3.65m (12' 6" x 12' 0")

PVCu double glazed window to rear, radiator, arch to:

EN-SUITE SHOWER ROOM

0.74m x 3.65m (2' 5" x 12' 0")

Tiled shower cubicle with fitted mains fed shower and wash hand basin with vanity cupboard beneath, tiled splashback and fitted wall mirror.

BEDROOM 2

3.71m x 3.65m (12' 2" x 12' 0")

PVCu double glazed window to rear, radiator.

BEDROOM 3

2.38m x 3.65m (7' 10" x 12' 0")

PVCu double glazed window to rear, radiator.

BEDROOM 4

3.68m x 2.36m (12' 1" x 7' 9")

PVCu double glazed window to front, radiator.

BATHROOM

2.79m x 2.36m (9' 2" x 7' 9")

A newly fitted luxury bathroom with tiled walls and floor panelled bath with mains fed shower and glazed screen over, wash hand basin with vanity cupboard below, heated towel radiator, airing cupboard housing hot water tank, PVCu double glazed window to side.



SEPARATE WC

0.82m x 2.23m (2' 8" x 7' 4")

Part tiled walls and flooring, low level WC and wash hand basin with vanity cupboard below, PVCu double glazed window.



EXTERNAL

FRONT

Mature front garden which is laid to lawn with well stocked borders. Block paved double width driveway in front of garage with parking for at least two cars. Side access path to rear.

REAR

Good size rear garden with level lawn and patio areas. Well stocked borders. Garden shed.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 1774.3 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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