



117 Mornant Avenue, Hartford, Northwich, Cheshire, CW8 2FG

**£395,000**



This is a large and extended detached house, which occupies a sought after location in this most popular Cheshire village. The property features a superb family room extension to the side of the kitchen with a vaulted ceiling and half of the original double garage has been converted to an additional reception room. With gas central heating and PVCu double glazing, the accommodation comprises: Entrance hall, cloakroom/Wc, four reception rooms, kitchen breakfast room, utility room, first floor landing, four bedrooms, ens-suite shower room and family bathroom. Outside there are mature gardens along with a single garage and double width driveway. An internal viewing appointment is advised.

## GROUND FLOOR

### ENTRANCE HALL

3.30m x 1.91m (10' 10" x 6' 3") and 1.14m x 2.95m (3' 9" x 9' 8")  
PVCu panelled and double glazed entrance door. Radiator.  
Staircase to first floor with storage cupboard under.

### CLOAKROOM

2.03m x 1.04m (6' 8" x 3' 5")  
Fitted with a two piece suite, comprising: wash hand basin and low level WC. Radiator.

### STUDY/SITTING ROOM

5.00m x 3.00m (16' 5" x 9' 10")  
Forming the original study and part of the original double garage. PVCu double glazed oriel window and casement window to front. Two radiators.

### LOUNGE

3.50m x 4.45m (11' 6" x 14' 7")  
PVCu double glazed window to front. Radiator. Gas fire in feature fire surround.

### DINING ROOM

2.63m x 3.00m (8' 8" x 9' 10")  
Radiator. PVCu double glazed French doors to garden.

### KITCHEN BREAKFAST ROOM

4.42m x 3.87m (14' 6" x 12' 8")  
Fitted with a matching range of eye level wall and base cupboards with laminate worktops over. 1&1/2 bowl sink unit with mixer tap and tiled splashbacks. Integrated dishwasher and fridge. Space and plumbing for American style fridge/freezer. Built-in electric double oven and gas hob with extractor fan over. Laminate flooring. PVCu double glazed window to rear. Open plan to:

### FAMILY ROOM

4.57m x 3.60m (15' 0" x 11' 10")  
Vaulted ceiling. Two double glazed skylights. Two PVCu double glazed windows to side. PVCu double glazed French doors to garden. Door to:

### UTILITY ROOM

2.61m x 1.90m (8' 7" x 6' 3")  
Fitted units. Plumbing for washing machine and space for tumble dryer. Laminate worktops. Sink unit. Radiator.

### GARAGE

2.69m x 5.00m (8' 10" x 16' 5")  
Single attached garage. Power and light connected. Personal door to side. Up and over metal door.

## FIRST FLOOR

### LANDING

4.39m x 1.73m (14' 5" x 5' 8") and 0.90m x 2.16m (2' 11" x 7' 1")  
PVCu double glazed window on half landing. Built-in airing cupboard housing hot water tank.

## BEDROOM 1

3.55m x 4.06m (11' 8" x 13' 4")

Fitted bedroom furniture including wardrobes, matching chest of drawers and bedside cabinets. Two PVCu double glazed windows to front. Radiator. Door to:

## EN-SUITE SHOWER ROOM

2.66m x 1.51m (8' 9" x 4' 11")

Fitted with a three piece suite, comprising: tiled shower cubicle with mains fed shower and full length screen, wash hand basin and low level WC. PVCu double glazed window to side. Heated towel radiator. Built-in storage cupboard.

## BEDROOM 2

3.42m x 3.07m (11' 3" x 10' 1")

PVCu double glazed window to rear. Radiator.

## BEDROOM 3

3.63m x 2.32m (11' 11" x 7' 7")

Two PVCu double glazed window to rear. Radiator.

## BEDROOM 4

3.50m x 2.29m (11' 6" x 7' 6")

PVCu double glazed window to front. Radiator.

## BATHROOM

2.50m x 2.06m (8' 2" x 6' 9")

Fitted with modern, white three piece suite, comprising: panelled shower bath with mains fed shower and screen over, wash hand basin and low level WC. Heated towel radiator. Tiled walls and floor. PVCu double glazed window to side.

## EXTERNAL

### GARDENS & PARKING

Lawn front garden with mature hedging. Double width driveway for off road parking. Side access path to rear. Mature rear garden with lawn and patio area and well stocked borders.

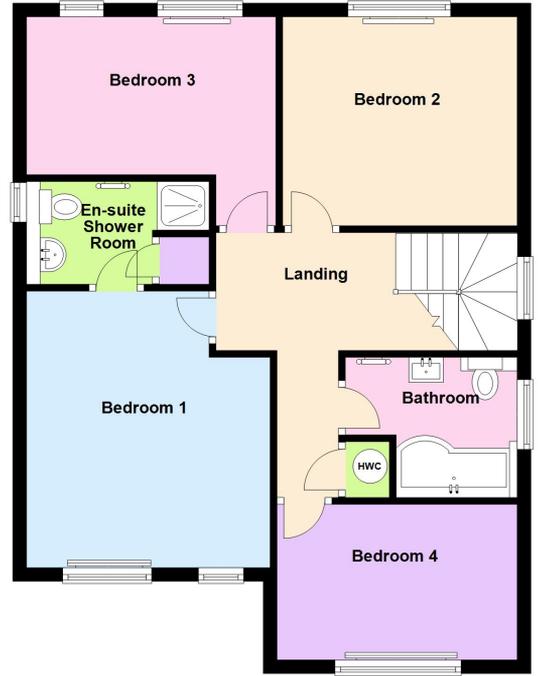


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 107.3 sq. metres (1154.5 sq. feet)

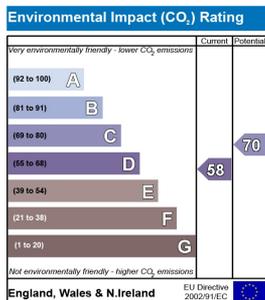
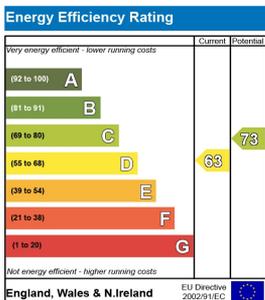


**First Floor**  
Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 169.8 sq. metres (1828.1 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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