

5 Woods Road, Hartford, Northwich, Cheshire , CW8 1SF
£485,000

This STUNNING four bed detached property is situated on the desirable Weaver Park development in the village of Hartford and is of the exacting Oxford design by Redrow Homes. Presented to the highest of standards with upgrades throughout the property is within walking distance of the local schools, shops, leisure facilities train station and other amenities as well as easy access to excellent commuter routes. Warmed by gas central heating which is complemented with uPVC double glazed windows and doors the accommodation briefly comprises entrance hall, lounge, family room kitchen diner with a full complement of fitted appliances, utility room, and cloakroom. To the first floor there is the primary bedroom with fitted wardrobes and ensuite facilities, bedroom two also has fitted wardrobes, a further two double bedroom and a well appointed family bathroom. Externally the property is approached via a double driveway with gardens front and rear

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352 220

Accommodation

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LIVING ROOM uPVC bay window to the front elevation, media wall, wall mounted radiator.

KITCHEN/DINER uPVC window to the rear elevation & large french doors leading on to an Indian stone patio, upgraded granite work surface, lighting, integrated Fridge Freezer.

UTILITY ROOM uPVC door & window to the rear elevation, sink, granite work surface.

WC uPVC window to the side elevation, wc, sink, wall mounted radiator

RECEPTION ROOM This room has been converted from the garage to create a multi usage room eg study, playroom, lounge, bedroom. wall mounted radiator. Once the development is completed a window can be added.

LANDING Cupboard for storage, boiler cupboard, wall mounted radiator.

BEDROOM 1 uPVC bay window to the front elevation, fitted wardrobes, wall mounted radiator, leads to ensuite.

ENSUITE uPVC window to the front elevation, shower cubicle, wc, vanity sink unit, wall mounted radiator.

BEDROOM TWO uPVC window to the front elevation, fitted wardrobes, wall mounted radiator.

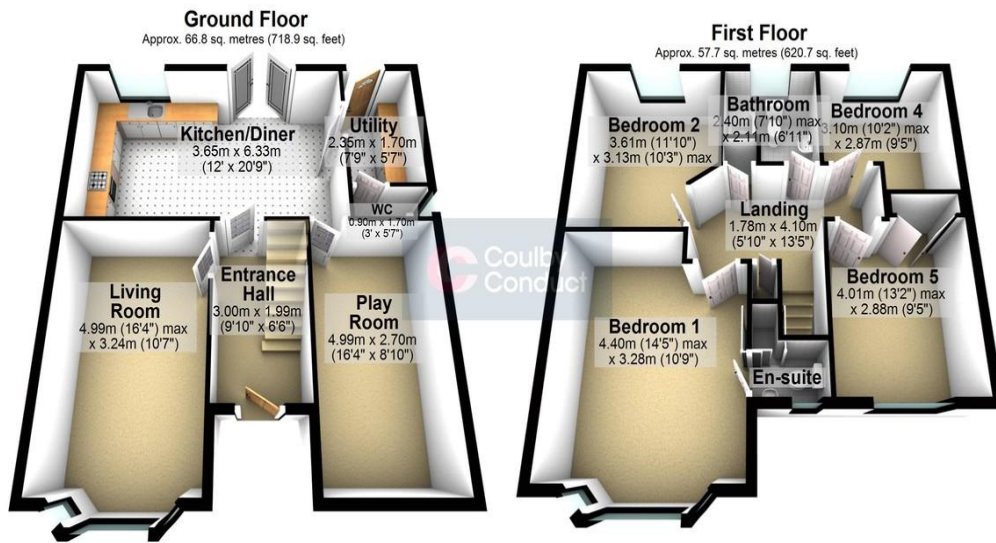
BEDROOM THREE uPVC window to the rear elevation, wall mounted radiator.

BEDROOM FOUR uPVC window to the rear elevation, wall mounted radiator.

BATHROOM uPVC frosted window to the rear elevation, bath with shower, wc, vanity sink unit, wall mounted radiator.

GARDEN The rear garden is easily maintained with Astroturf and a large Indian stone patio which is not overlooked, hot tub negotiable.

EXTERNALLY Front garden, drive way, EV point attached to the side of the property.



Total area: approx. 124.5 sq. metres (1339.6 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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