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OFFERS IN THE REGION OF £395,000



**53 LANDSWOOD PARK
 HARTFORD
 NORTHWICH
 CW8 1NF**

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COUNCIL TAX BAND: F



THREE DOUBLE BEDROOM, FREEHOLD, DETACHED property located on the highly desirable development, Landswood Park, Hartford. Located within walking distance of Hartford Primary School, Hartford train station and Hartford village, this property is ideal for growing families. Particular mention must be made of the south facing lounge with french doors leading to the lovely south facing rear garden. Accommodation boasts entrance hallway, dining room, WC, utility room, lounge and separate kitchen. Upstairs includes three double bedrooms and a three piece family bathroom. A large driveway for multiple vehicles and an artificial grass garden can be found to the front aspect. To the rear aspect, a partly block paved and partly artificial grass, south facing garden can be found. To schedule a viewing please call 01606 41318 or email northwich@wrightmarshall.co.uk

Externally

Large impressed concrete driveway and artificial grass garden to the front aspect, two wall mounted light points and double detached garage with electric door housing the gas metre. Large partly block paved, partly artificial grass, south facing garden with a timber shed and an external hot water tap, ideal for showering the dogs.

Entrance Hallway

Glass panelled UPVC door, double glazed window to the front aspect, cupboard housing electric metre and two ceiling light points.

WC

Laminate flooring, sink with low-level storage, toilet, frosted double glazed window to the side aspect, floor to ceiling tiles and one ceiling light point.

Dining Room

Single radiator, large double glazed bay fronted window to the front aspect and one ceiling light point.

Lounge

Two single radiators, electric fire, TV aerial point, french doors leading to the south facing rear garden and two ceiling light points.

Utility Room

Laminate flooring, low-level and eye-level units with granite tops, tiled splashbacks, integrated full height freezer, space for tumble dryer and washing machine, wall mounted Worcester conventional boiler double glazed frosted window to the side aspect and one ceiling light point.

Kitchen

Tiled flooring, low-level and eye-level units with granite tops, integrated dishwasher, integrated microwave, sink with drainer, instant hot water tap, space for cooker, integrated fridge, double glazed windows to the rear and side aspects and nine ceiling light points.

Bedroom One

Single radiator, four times built-in double wardrobes, large double glazed window to the rear aspect and one ceiling light point.

Bedroom Two

Single radiator, built-in double wardrobes, large double glazed window to the rear aspect and one ceiling light point.

Bedroom Three

Single radiator, built-in double wardrobes, large double glazed window to the front aspect and one ceiling light point.

Family Bathroom

Laminate flooring, heated towel rail, storage cupboard, floor to ceiling tiles, panelled bath with power shower over, sink with storage, toilet and one ceiling light point.

Garage

Electric door, electric metre, side door and one ceiling light point.