



## 62 Hartwell Grove, Winsford, CW7 3UR



FOR SALE WITH NO ONWARD CHAIN, this detached four-bedroom home provides spacious and versatile accommodation, complemented by a double driveway, garage, and enclosed rear garden, all set within a sought-after location.

Benefiting from gas central heating and uPVC double glazing, the property is ideally suited to families looking for a home close to local amenities, schools, and transport links.

The ground floor offers two reception rooms, a fitted kitchen, utility room, and cloakroom/WC, while upstairs there are four well-proportioned bedrooms including a master with en-suite, together with a family bathroom.

Externally, the property enjoys generous gardens to both the front and rear, plus ample parking and a single garage.

No Chain £270,000



**Entrance Hall:**

Welcoming hallway with access to the ground floor cloakroom, lounge, kitchen and stairs to the first floor and storage beneath.

**Cloakroom / WC:**

Fitted with a low-level WC and wash hand basin, providing a convenient ground floor facility.

**Lounge: 5.03m (16' 6") x 3.39m (11' 1") max**

A bright and comfortable living room with window to the front aspect, central feature fireplace and ample space for a range of furnishings. French doors provide access to the dining room.

**Dining Room: 2.99m (9' 10") x 2.85m (9' 4")**

Overlooking the rear garden and accessed from the lounge and kitchen, this room offers space for family meals or entertaining, with patio doors to the garden.

**Kitchen: 3.56m (11' 8") x 3.18m (10' 5")**

Fitted with a range of units, work surfaces and space for appliances. Window to the rear garden. Updating would enhance this to a modern family kitchen.

**Utility Room:**

Practical space with additional storage, stainless steel sink and drainer, and plumbing for washing machine. With door to the rear garden and an internal door to the garage.

**Stairs and Landing:**

Spacious landing with access to all bedrooms and bathroom in addition to the loft access and large storage cupboard containing the combi boiler.

**Main Bedroom: 3.64m (11' 11") x 3.08m (10' 1")**

Generous double bedroom with fitted wardrobes and door to en-suite.

**En Suite Shower Room:**

Comprising shower cubicle, wash hand basin and WC.

**Bedroom Two: 3.04m (10' 0") x 2.46m (8' 1")**

Good-sized double bedroom with rear aspect and fitted wardrobes.

**Bedroom Three: 2.71m (8' 11") x 2.46m (8' 1")**

Further generous sized room overlooking the front, and with a convenient built in storage cupboard.

**Bedroom Four: 2.63m (8' 8") x 2.45m (8' 0")**

Versatile single bedroom ideal as a child's room, study or dressing room.

**Bathroom:**

Fitted with a three-piece suite comprising bath, wash hand basin and WC.

**Exterior:**

The property is approached via a driveway providing off-road parking for two vehicles, leading to a single garage with up-and-over door. To the front is a lawned garden, while the enclosed rear garden offers a lawn with planted borders and fenced boundaries, creating a safe and private outdoor space for families to enjoy.











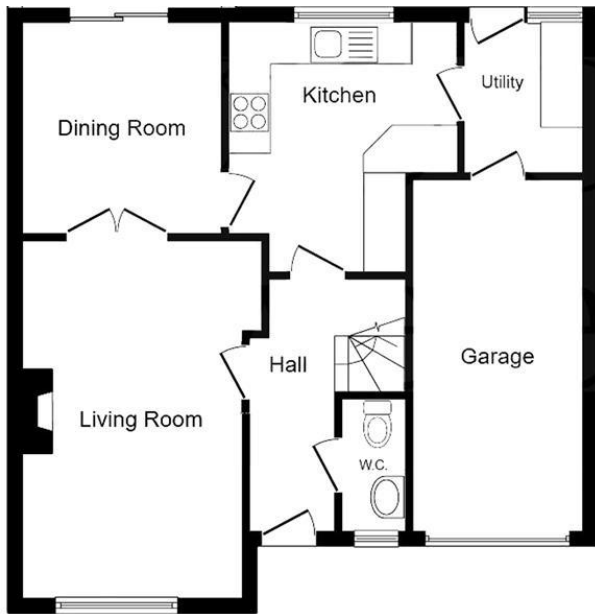
## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

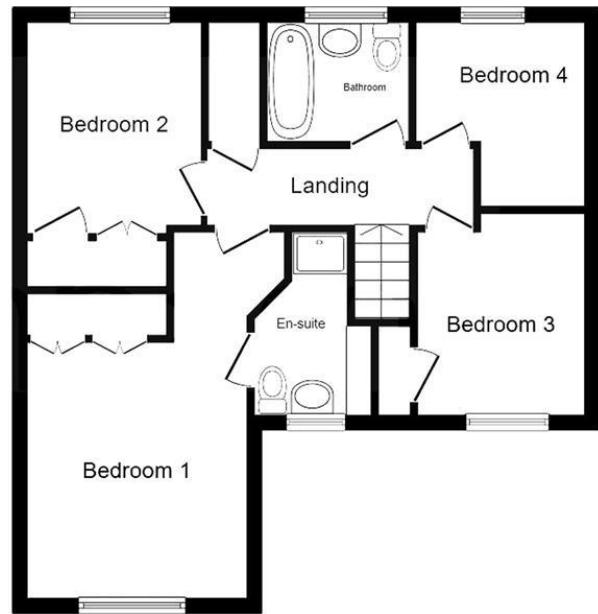
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- SPACIOUS DETACHED PROPERTY
- LOCATION IN A SOUGHT-AFTER RESIDENTIAL AREA
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM WITH GARDEN ACCESS
- KITCHEN WITH ADJOINING UTILITY ROOM AND GARAGE ACCESS
- GROUND FLOOR CLOAKROOM WITH WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT
- DRIVEWAY PARKING FOR TWO VEHICLES PLUS SINGLE GARAGE
- FRONT GARDEN AND ENCLOSED REAR GARDEN WITH LAWN AND BORDERS

## Floorplan



GROUND FLOOR



FIRST FLOOR

### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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