



**14 LAMBERT WAY**

Hartford, Northwich, Cheshire CW8 1RR

**£295,000**



## 14 LAMBERT WAY

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SPACIOUS THREE BEDROOM SEMI DETACHED with ANNEXE/HOME OFFICE/BEDROOM FOUR. Separate dining room, downstairs WC and conservatory. Cul-de-sac position and a great location for commuting - NO CHAIN!

### GROUND FLOOR

#### PORCH

Provides welcome shelter from the elements whilst entering the property.

#### ENTRANCE HALL

Entered though the front door this is a spacious hall with doors leading off to the living room, kitchen, cloakroom/WC and cupboard for coat hanging etc. Natural light enters via a large uPVC double glazed window to the side elevation and the staircase rises to the first floor accommodation.

#### CLOAKROOM/WC

Entered off the hall and fitted with a two piece suite comprising WC and wash hand basin. An obscure double glazed window looks to the side elevation.

#### LIVING ROOM 16' 7" x 10' 4" (5.05m x 3.15m)

Large bright living room with feature exposed brick fireplace, uPVC double glazed window to the front elevation and opening through to the dining room.

#### DINING ROOM 11' 0" x 8' 11" (3.35m x 2.72m)

Entered from the living room, kitchen or conservatory this is a good size room which will accommodate a large dining table. Natural light enters via the uPVC double glazed window and part glazed door both looking into the conservatory.

#### CONSERVATORY 16' 0" x 6' 9" (4.87m x 2.06m)

Entered from the kitchen or dining room this is very large space with uPVC double glazed windows looking onto the rear garden. uPVC double glazed French Doors and a uPVC double glazed single door both open onto the rear garden area.

#### KITCHEN 12' 1" x 7' 5" (3.68m x 2.26m)

A very good size room fitted with white gloss kitchen comprising of an excellent range of wall, base and drawer units with contrasting work surfaces. Spaces for tall fridge/freezer, washing machine and cooker. A stainless steel sink with mixer tap is fitted below the uPVC double glazed window to the side elevation. A part double glazed external door opens into the conservatory

### FIRST FLOOR

#### LANDING





Spacious landing with uPVC double glazed window to the side elevation and doors leading off to all bedrooms and the bathroom. A useful full height cupboard houses the gas combination boiler and provides useful storage space.

**MASTER BEDROOM 14' 4" x 9' 9" (4.37m x 2.97m)**

Excellent size double bedroom with built in cupboard/wardrobe and uPVC double glazed window to the front elevation.

**BEDROOM TWO 11' 8" x 9' 10" (3.55m x 2.99m)**

Double bedroom with built in cupboard/wardrobe and uPVC double glazed window to the rear elevation.

**BEDROOM THREE 10' 3" x 6' 10" (3.12m x 2.08m)**

Single bedroom with built in cupboard/wardrobe and uPVC double glazed window to the front elevation.

**BATHROOM 8' 6" x 6' 10" (2.59m x 2.08m)**

Large bathroom fitted with a three piece suite comprising; panelled bath with shower over, low level WC, pedestal wash hand basin and chrome towel radiator. Natural light enters from the uPVC double obscure glazed window to the rear elevation.

**EXTERNALLY**

**ANNEXE/HOME OFFICE/BEDROOM FOUR 17' 9" x 11' 9" (5.41m x 3.58m)**

A fantastic flexible space currently used as a home office with its own toilet/washing facilities and central heating supplied from the main house. Two uPVC double glazed windows allow natural light to enter the main room and a door opens to the shower room.

**SHOWER ROOM 8' 6" x 4' 6" (2.59m x 1.37m)**

Fitted with a WC, wash hand basin within a vanity unit and a shower cubicle which requires a replacement shower unit. An obscure glazed uPVC window provides natural light into the room.

**To the front**

The house has a lovely front outlook onto trees across the road and is well set back with a long front garden which has a large lawned area and long driveway providing off road parking for a number of cars. Access continues down the side of the house to the rear.

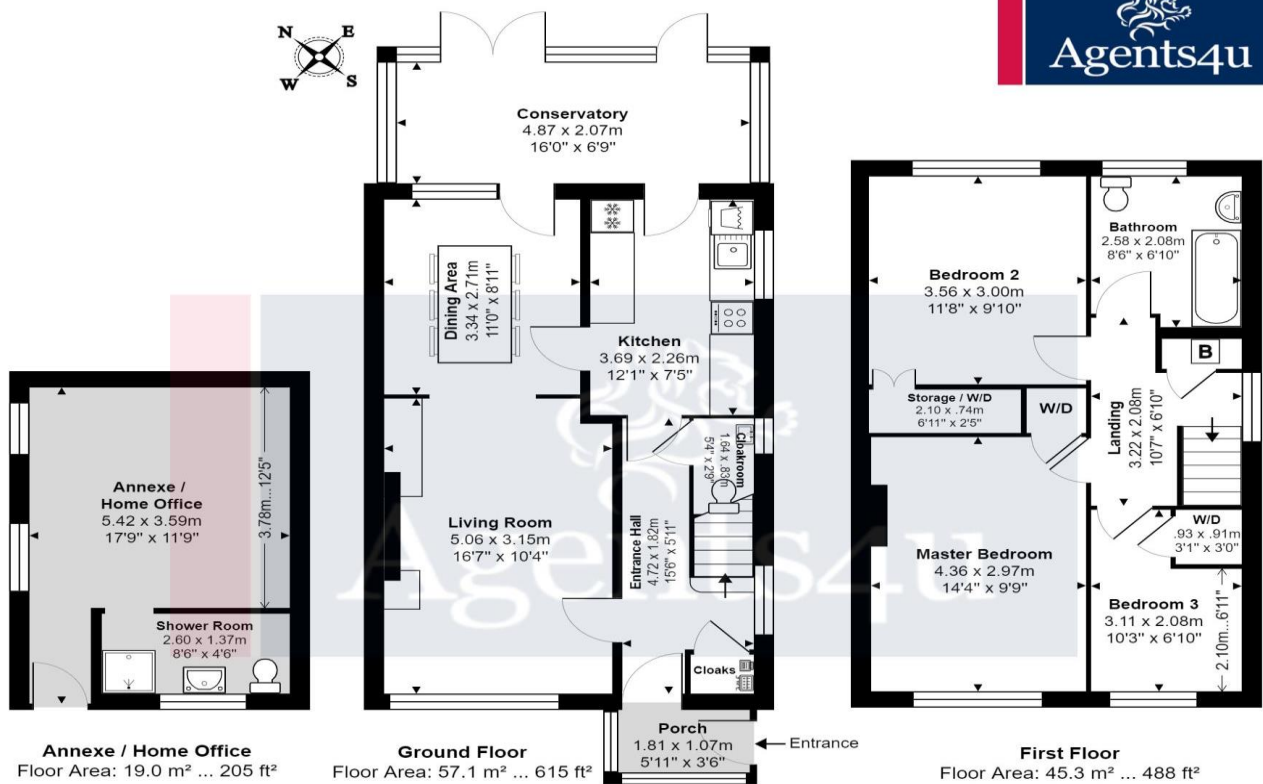
**To the rear**

The garden is currently landscaped for ease of maintenance with both paved and gravel areas. A garden shed is located at the rear of the annex.

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These details are intended as a guide only, potential purchasers should satisfy themselves by personal inspection. Fittings, equipment, services or apparatus of any description have not been tested so we cannot verify that they are either functional or fit for purpose. Measurements used in the property details may be approximate, if intending purchasers need accurate measurements they should take such measurements themselves.





**14 LAMBERT WAY, HARTFORD, NORTHWICH, CHESHIRE, CW8 1RR**

Approximate Gross Internal Area: 121.5 m<sup>2</sup> ... 1308 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

| Energy performance certificate (EPC)   |                                     |   |   |
|--|-------------------------------------|---|---|
| 14 Lambert Way<br>Hartford<br>Cheshire CW8 1RR   | Grade: <b>C</b>                     | Valid until: 9 December 2027  | Energy rating: 151-164 kWh/m <sup>2</sup> /year |
| Property type: <b>House</b>  | Energy checked on: 15/11/2023       |   |   |
| Rated floor area: 121.5 m <sup>2</sup>   | Lettable area: 121.5 m <sup>2</sup> |   |   |
| <b>Rules on letting this property</b>  |                                     |   |   |
| Private landlords must let if they have an energy rating from A to E:                                    |                                     |   |   |
| You can't rent out a property that has a rating of F or G unless you have a valid exemption certificate. |                                     |   |   |
| <b>Energy rating and score</b>   |                                     |   |   |
| This graph shows the property's current and potential energy rating.                                     |                                     | This graph shows the property's current and potential energy rating.                              |   |
| The graph compares energy ratings in C to E. It also shows the potential energy rating in C to E.        |                                     | The graph compares energy ratings in C to E. It also shows the potential energy rating in C to E. |   |
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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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