





A traditional semi-detached house in prime location with considerable scope for modernisation and room to extend.

- Traditional Semi-Detached Home
- Scope for Modernisation & Extension
- Two Reception Rooms
- Side Hall & Cloakroom/WC
- Three Bedrooms
- Bathroom & WC
- Mature Three Sided Gardens
- Garage & Driveway

Description

A traditional semi-detached family home, located in a prime residential area with considerable scope for modernisation and room to erect a large side and rear extension. The property, features well proportioned rooms and has PVCu double glazed windows and a modern gas central heating system. Comprises: Reception porch, entrance hall, lounge with bay window, rear reception room, inner hallway, kitchen and WC on the ground floor and landing, three bedrooms, bathroom and WC on the first floor. Outside there are large, three sided gardens along with a detached garage, store and outside WC. There is a driveway in front of the garage with parking for at least two cars.



Location

Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public houses in the village, The Red Lion, The Coachman and Hartford Hall Hotel, in addition there are two wine bars/bistros; Chime, located in the heart of the village and The Hart of Hartford, which is located on School Lane. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Hartford really excels is its range of excellent schools. The well regarded Grange private school is less than a mile away and both Hartford High and St Nicholas Catholic High School are within walking distance as are the four village primary schools; Hartford Primary School, St Wilfrid's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

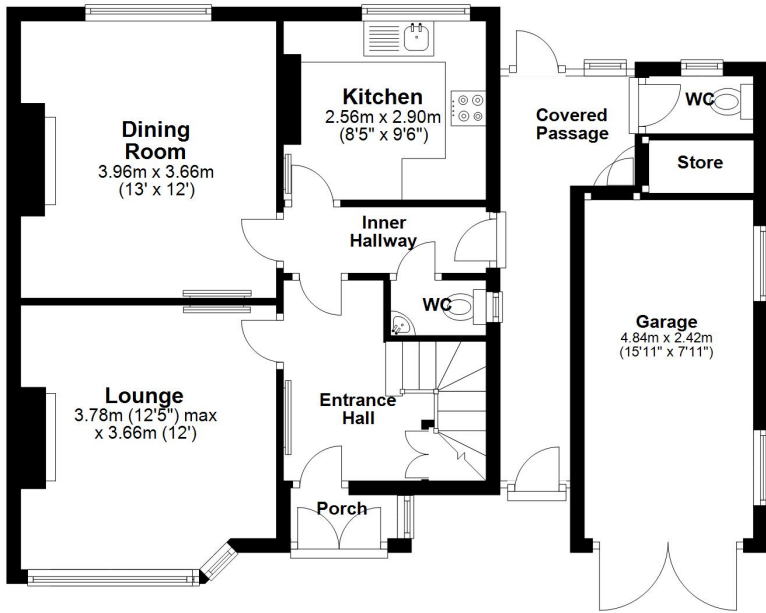
FREEHOLD

EPC Rating:



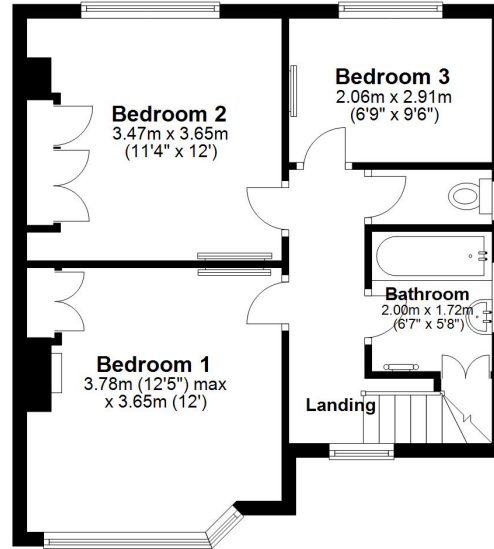
Ground Floor

Main area: approx. 48.0 sq. metres (516.8 sq. feet)
 Plus garages, approx. 11.7 sq. metres (126.0 sq. feet)
 Plus outbuildings, approx. 2.5 sq. metres (26.9 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Main area: Approx. 92.7 sq. metres (998.0 sq. feet)

Plus garages, approx. 11.7 sq. metres (126.0 sq. feet)
 Plus outbuildings, approx. 2.5 sq. metres (26.9 sq. feet)



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.