





A well proportioned, detached family home, located in a small and exclusive cul-de-sac close to the village centre.

- Detached Family Home
- Three Reception Rooms
- Kitchen Breakfast Room
- Conservatory
- Four Double Bedrooms
- Two Bath/Shower Rooms
- Mature Gardens
- Garage & Driveway

### Description

A well proportioned, detached family home, located in a small and exclusive cul-de-sac close to the village centre. The property would now benefit from some updating and modernisation, which is reflected in the very competitive asking price. With gas central heating and double glazed windows, the accommodation comprises: Covered storm porch, entrance hall with built-in storage cupboard, cloakroom/Wc, lounge, dining room, conservatory, kitchen breakfast room and family room on the ground floor and four double bedrooms, en-suite shower room, bathroom and landing on the first floor. Outside there are mature front and rear gardens and there is a GarageBand a double width driveway for off road parking.



## Location

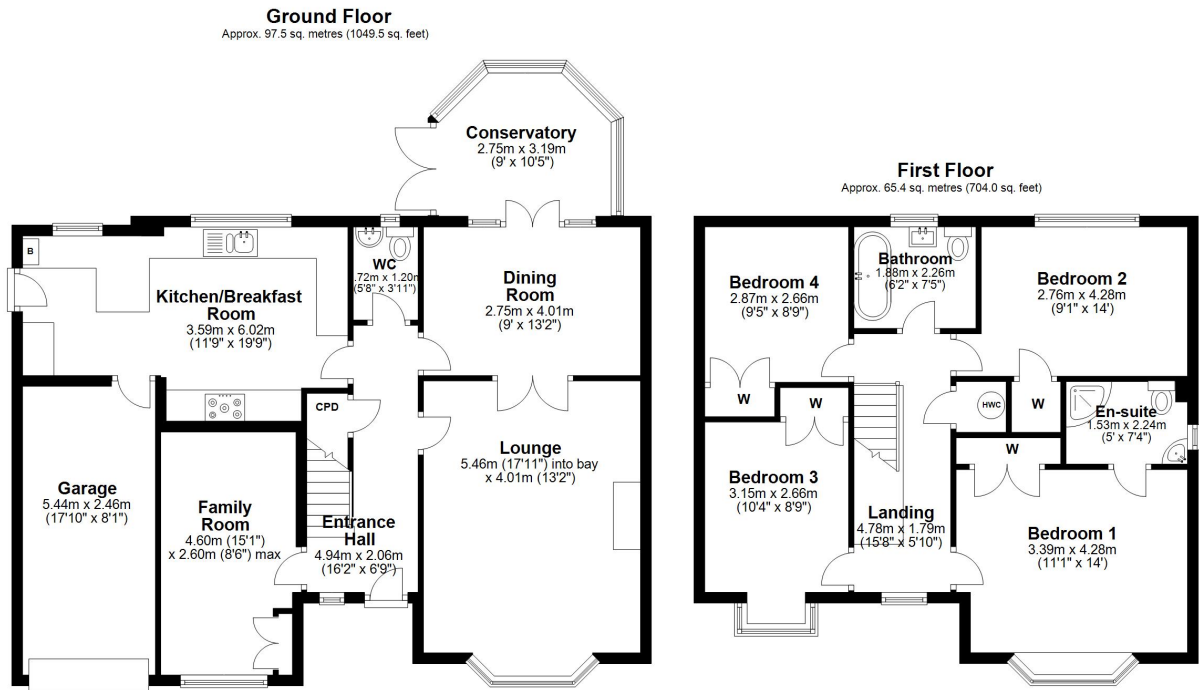
Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public houses in the village, The Red Lion, The Coachman and Hartford Hall Hotel, in addition there are two wine bars/bistros; 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: D**





Total area: approx. 162.9 sq. metres (1753.5 sq. feet)



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Reg number 07682683. Director Andrew P Williams



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