





A well positioned, detached family home, in small cul-de-sac, close to the village centre.

- Well Positioned Family Home
- Cul-De-Sac, Close to Village Centre
- Two Reception Rooms
- Breakfast Kitchen & Large Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Private Garden, Double Garage & Driveway

### Description

A good size, detached family home, which is located at the head of a small cul-de-sac, close to the village centre. The property is clean, tidy and well presented throughout, however the fixtures, fittings and decoration are dated and therefore offers potential buyers a blank canvas to create their forever home. With PVCu double glazing and gas central heating, comprises: Entrance hall, cloakroom/Wc, dual aspect lounge, separate dining room, kitchen breakfast room, utility room, first floor landing, four good size bedrooms, en-suite shower room and bathroom. Externally there is a private, part walled rear garden, an attached double garage and there is ample off road parking on the driveway in front of the house.



## 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 house's 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:

## Important Notes

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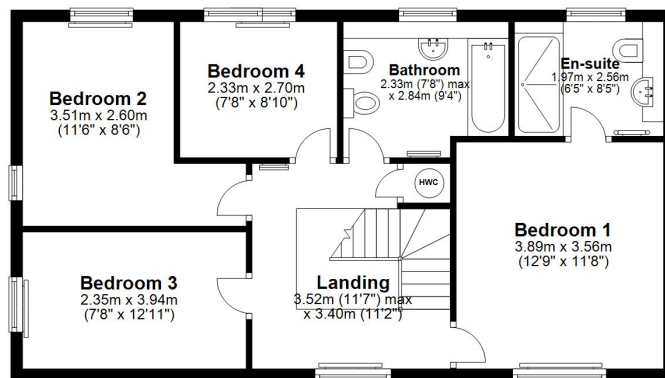
### Ground Floor

Approx. 99.8 sq. metres (1074.4 sq. feet)



### First Floor

Approx. 65.7 sq. metres (707.5 sq. feet)



Total area: approx. 165.5 sq. metres (1781.9 sq. feet)