



41, Landswood Park
Northwich CW8 1NF

£650,000

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A much improved and extended detached Hartford family home in popular location

- Extended, Detached Family Home
- Three Large Reception Areas
- Modern Kitchen & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Front & Rear Gardens
- Double Garage & Driveway

Description

A much improved and extended, detached Hartford home, which has been modernised and future proofed with the creation of a large open plan living kitchen with dining and seating/lounge areas and with bi-folding doors opening onto the rear garden. In addition there is a formal lounge, utility room, entrance hall, cloakroom and integral double garage on the ground floor and a landing area, four bedrooms, en-suite shower room, bathroom & WC on the first floor, in all the accommodation extends to just under 2,300 ft². Externally there are good size front and rear gardens, those to the rear being south facing and back on to the A556 Northwich bypass.



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 the 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. 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

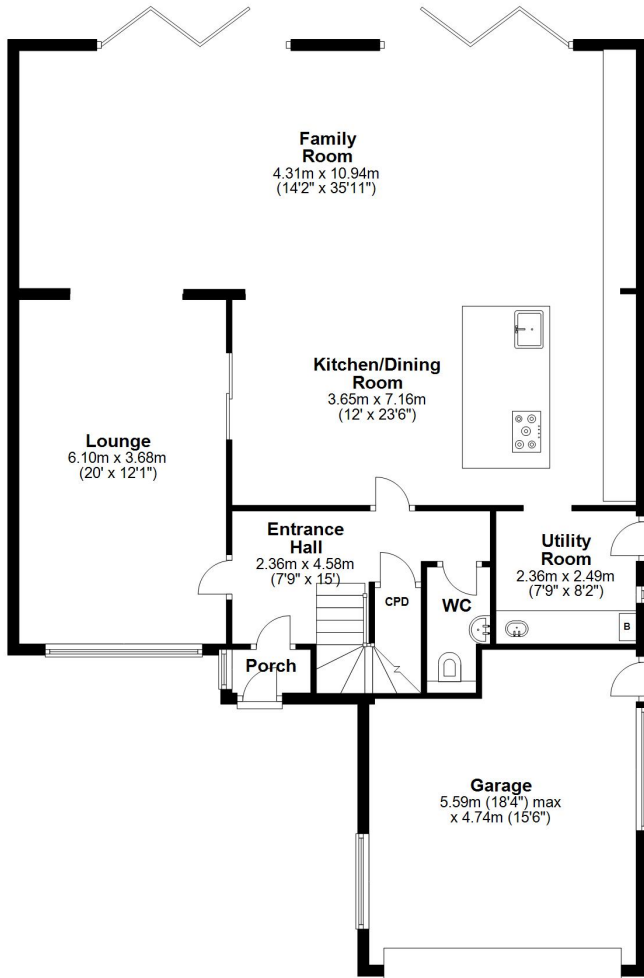
FREEHOLD

EPC Rating:



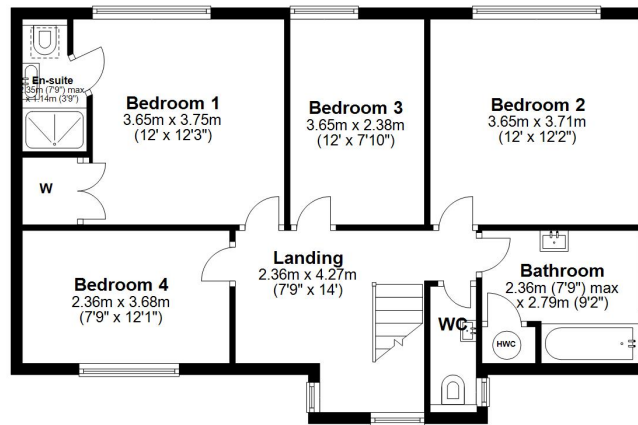
Ground Floor

Main area: approx. 118.8 sq. metres (1278.9 sq. feet)
Plus garages, approx. 24.7 sq. metres (266.3 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.6 sq. feet)



Main area: Approx. 188.0 sq. metres (2023.6 sq. feet)
Plus garages, approx. 24.7 sq. metres (266.3 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.