





A well proportioned, detached bungalow, occupying a prime location within an easy walk of Hartford village centre.

- Good Size Lounge
- Kitchen Dining Room
- Utility Room & Box Room
- Two Double Bedrooms
- Large Bathroom
- Large, Mature Gardens
- Detached Garage/Store Room

## **Description**

A well proportioned, detached bungalow, occupying a prime location within an easy walk of Hartford village centre. The property does now require some general updating and modernisation, which has been reflected in the competitive asking price. With gas central heating and double glazed windows, comprises: Storm porch, entrance hall, box room, good size lounge, kitchen dining room, utility room, two double bedrooms and bathroom. Externally there is a good size front garden and driveway, which leads to a converted, detached garage, currently used as a general store with shower room. The rear garden is very private and features a large patio area and lawn with mature borders.







#### 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. 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:**







# Approx. 118.0 sq. metres (1270.4 sq. feet) Shower Room 1.07m x 2.55m (3'6" x 8'4") Kitchen/Dining Utility **Room** 5.74m x 3.20m (18'10" x 10'6") Room 2.81m x 1.85m (9'3" x 6'1") Bedroom 2 4.37m x 3.65m (14'4" x 12') Garage/Store **Room** 5.14m x 2.55m (16'10" x 8'4") Box Room 1.46m x 1.85m (4'10" x 6'1") **Entrance** Bathroom Porch **Hall** 2.05m x 5.53m 2.05m x 2.36m (6'9" x 7'9") (6'9" x 18'2") Bedroom 1 4.22m x 4.08m (13'10" x 13'4") **Lounge** 4.83m x 4.73m (15'10" x 15'6")

**Ground Floor** 

Total area: approx. 118.0 sq. metres (1270.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.