







- Extended Family Home
- Large Kitchen/Dining & Family Room
- Separate Lounge
- Side Hall & WC
- Three Bedrooms
- Luxury Bathroom
- Mature Garden & Parking

### Description

An extended 1930's built semi-detached house,, which is located in a cul-de-sac position, on the outskirts of the village with a children's play park to the rear. With gas central heating and PVCu double glazing the accommodation comprises: Entrance hall, lounge, large kitchen/dining & family room, side hall, WC, first floor landing, two double bedrooms, one single bedroom and luxury bathroom. Outside there are front and rear gardens along with an attached garage and driveway with ample off road parking. The property is currently unoccupied and available for a quick sale. No onward chain.



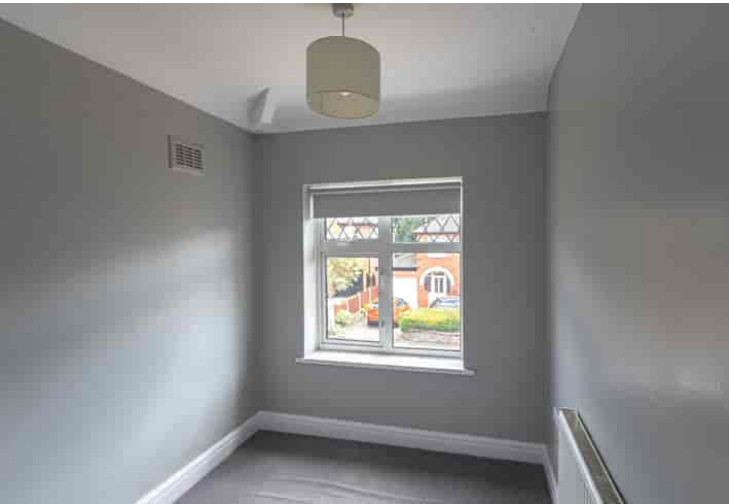
**Location**

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. Four railway stations serve the village with the West Coast Main Line service running through Hartford and Acton Bridge, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank and Cuddington stations. 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 high school is only a short stroll 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 is on the doorstep. Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented

**Tenure**

FREEHOLD

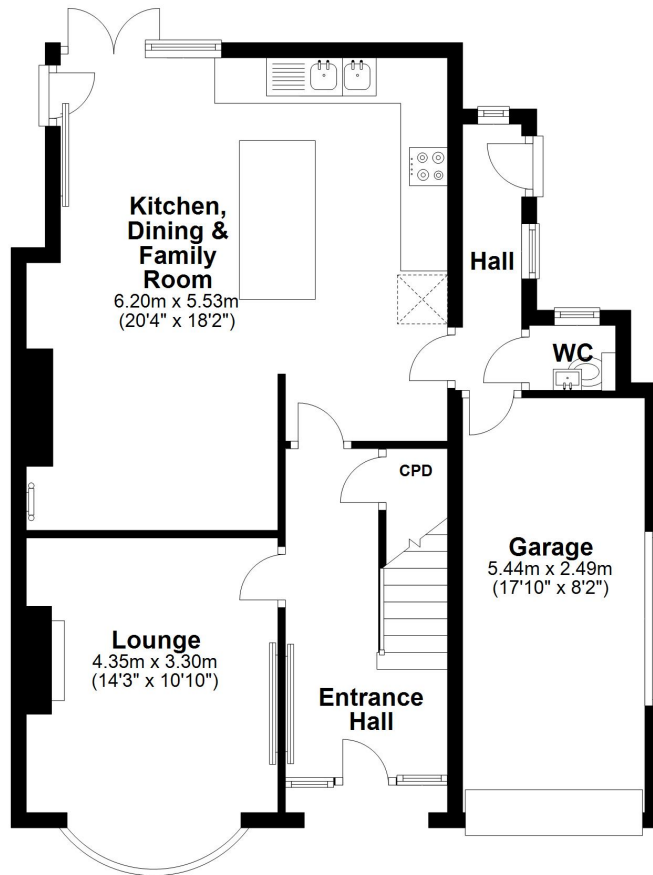
**EPC Rating: D**





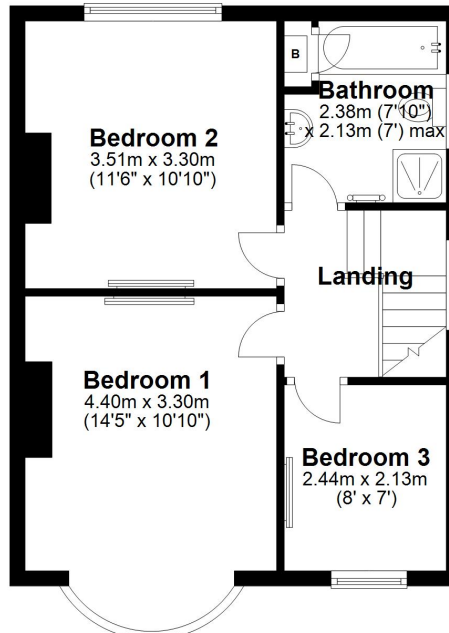
## Ground Floor

Approx. 72.8 sq. metres (783.2 sq. feet)



## First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 113.1 sq. metres (1217.4 sq. feet)

Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.

Reg number 07682683. Director Andrew P Williams



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.