



378, Chester Road
Northwich CW8 2AQ

£675,000

www.westates.co.uk
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A large, detached family home, located in an established residential area on the outskirts of the village.

- Large Detached House on Edge of Village
- Large Plot with Well Established Gardens
- Scope for Improvement & Extension
- Three Reception Rooms
- Four Bedrooms

Description

A large, detached family home, located in an established residential area on the outskirts of the village. The property stands on a large plot with mature front and rear gardens and backs on to glorious open countryside. The property has been well maintained by the current owners and offers considerable scope for further improvement and possible extension with the potential to significantly increase the open market value. The accommodation comprises: Storm porch, entrance hall, cloakroom/WC, lounge, sitting room, kitchen dining room, utility room, store and second WC on the ground floor along with four bedrooms, a large study landing, bathroom and shower room on the first floor. Externally the gardens are well established with mature trees and shrubs and there are two patio areas for alfresco dining.



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 Wilfred'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

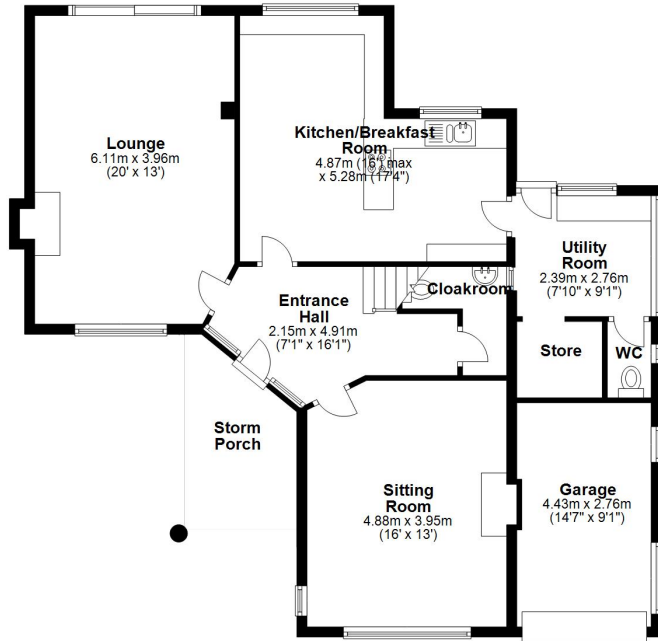
FREEHOLD

EPC Rating:



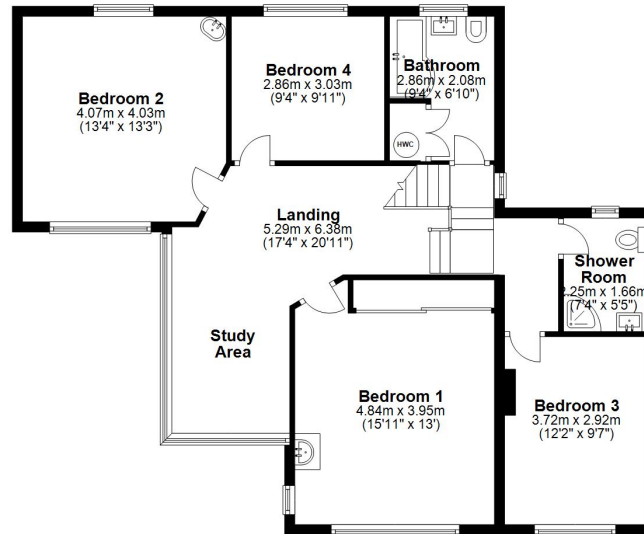
Ground Floor

Approx. 101.7 sq. metres (1095.2 sq. feet)



First Floor

Approx. 90.1 sq. metres (969.9 sq. feet)



Total area: approx. 191.9 sq. metres (2065.1 sq. feet)



Boomin

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.