



**40, School Lane**

Northwich CW8 1PE

**£500,000**

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**01606 331784**



An impressive, 1930's built and extended detached family home, located close to the village centre.

- Extended Detached Family Home
- Three Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms & Bathroom
- Partly Converted Attic
- Mature Garden
- Garage & Driveway

### Description

An impressive, 1930's built and extended detached family home, located close to the village centre. The property is offered in excellent decorative order throughout and features gas central heating and PVCu double glazing. Comprises: Entrance hall, cloakroom/WC, front lounge with bay window, rear reception room currently used as a sitting room and open plan kitchen dining room with a useful utility area off. Upstairs there is a spacious landing area, four bedrooms and a bathroom and there is access to a partly converted attic space, which is fully boarded with plastered walls, skylight, eves storage cupboards and is fitted with power and light. Outside there is a large block paved driveway, with access to the side of the house and leading to a detached garage. The rear garden is very mature and private and there is a large timber built garden room with power and light.



## 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. 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

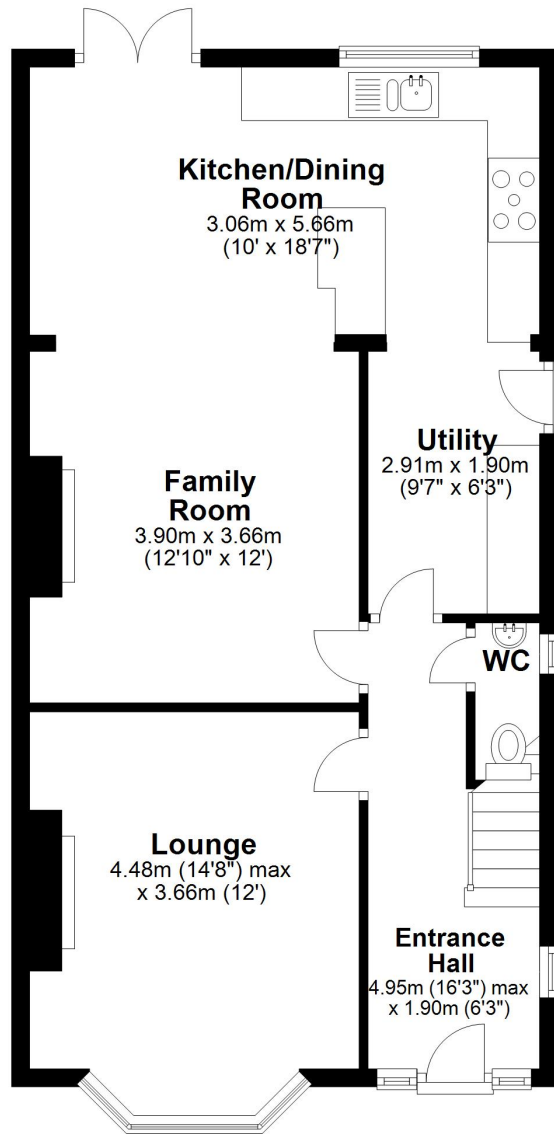
FREEHOLD

**EPC Rating: D**



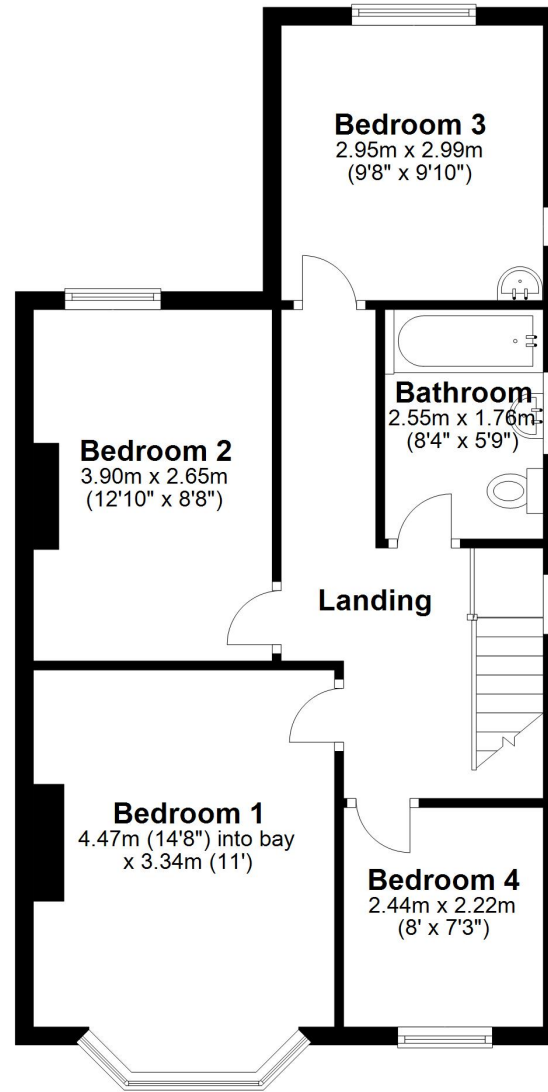
## Ground Floor

Approx. 63.3 sq. metres (681.4 sq. feet)



## First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 117.9 sq. metres (1269.2 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.