



4, Beechwood Avenue
Northwich CW8 3AR

£625,000

www.westates.co.uk
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An immaculately presented, detached family home, set in large, mature and aviante gardens on a plot totalling 0.24 acres.

- Immaculate Family Home
- 0.24 Acre Plot
- Beautiful Private Gardens
- Four Reception Rooms
- Kitchen & Utility Room
- Four Double Bedrooms
- Two Luxury Bathrooms
- Double Garage & Driveway

Description

An immaculately presented, detached family home, set in large, mature and private gardens on a plot totalling 0.24 acres. The property has been significantly improved by the current owners and is offered in excellent decorative condition throughout. With gas central heating and PVCu double glazed windows, comprises: Covered storm porch, entrance hall, luxury cloakroom/Wc, office, lounge with vaulted sling, separate dining room, luxury kitchen with adjoining dining/breakfast room, utility room, first floor landing, master bedroom with luxury en-suite shower room, three further double bedrooms and a luxury bathroom. There is an attached double garage with workshop area and driveway suitable for parking several cars off road. The gardens, face south west and are without exaggeration amongst the best I've seen for this type of modern home in a long time.



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

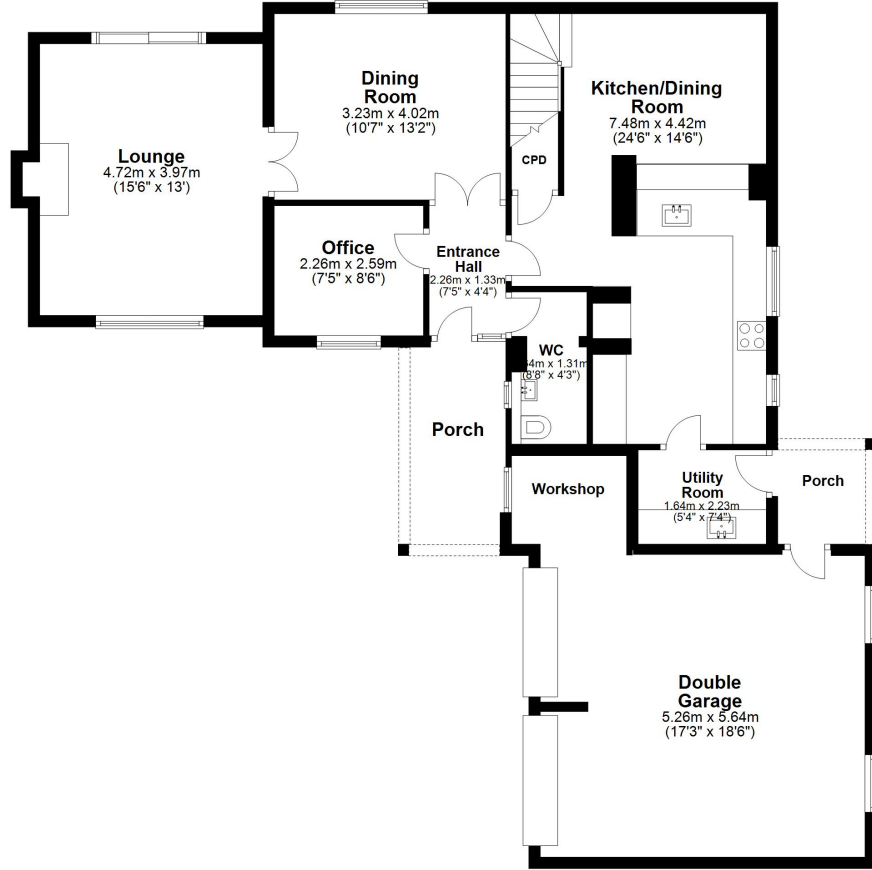
FREEHOLD

EPC Rating:



Ground Floor

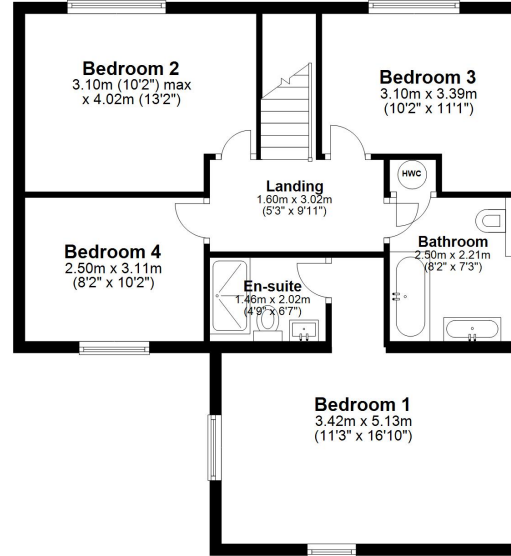
Main area: approx. 79.2 sq. metres (852.7 sq. feet)
Plus garages, approx. 33.7 sq. metres (362.6 sq. feet)



Main area: Approx. 145.9 sq. metres (1570.9 sq. feet)
Plus garages, approx. 33.7 sq. metres (362.6 sq. feet)

First Floor

Approx. 66.7 sq. metres (718.2 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.