



Runnymede 207, Chester Road

Northwich CW8 1LH

£535,000

www.westates.co.uk

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A traditional, Detached Hartford family home sitting on a quarter acre plot.

- Traditional Detached Family Home
- Three Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Large Mature Gardens
- Garage & Extensive Driveway

Description

A traditional, detached Hartford family home, with large mature gardens and sitting on a plot of 0.25 acres. The property has been lovingly looked after by the current owners, who have meticulously maintained the property over several decades with much effort spent in retaining the period features and character. Wirth gas central heating and PVCu double glazing, comprises: Reception porch, entrance hall, formal dining room and lounge, conservatory, fitted kitchen with walk-in pantry, breakfast room, utility room and WC on the ground floor and four bedrooms, en-suite shower room, bathroom and landing on the first floor. Outside there are large and mature front and rear gardens along with a detached garage, car-port and extensive driveway and turning area.



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 The 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

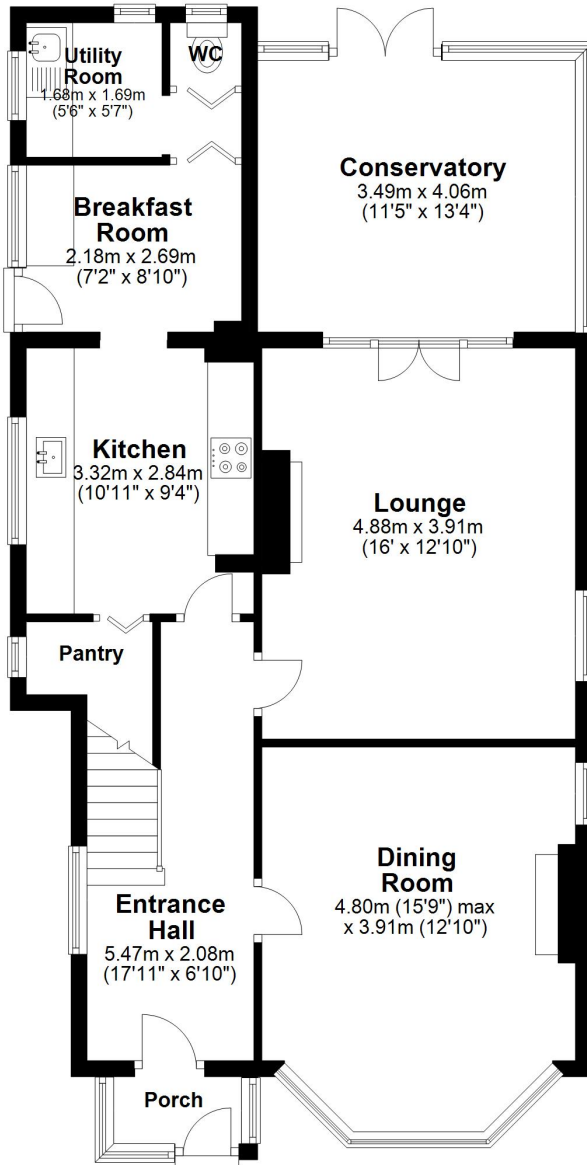
FREEHOLD

EPC Rating:



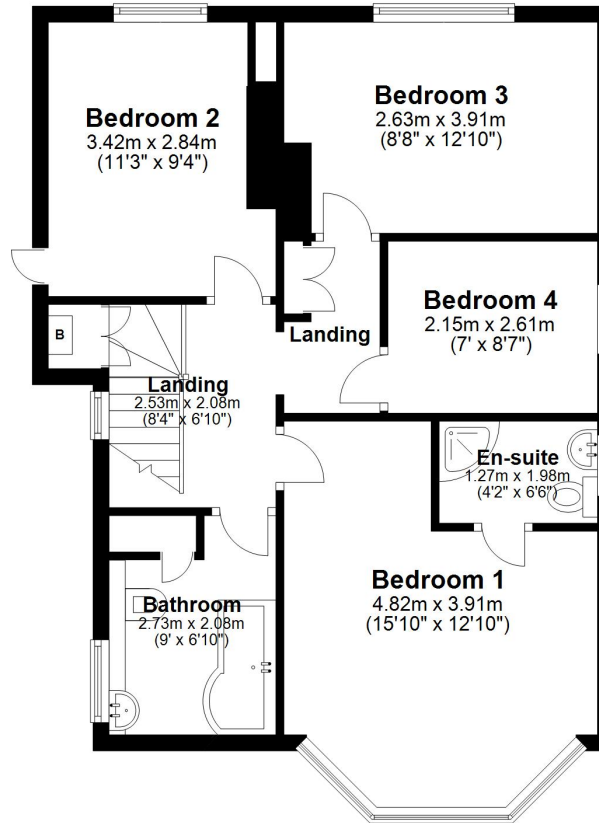
Ground Floor

Approx. 85.6 sq. metres (921.7 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 143.8 sq. metres (1547.5 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.