



**9, Abbey Lane**  
Northwich CW8 1LX

**£550,000**

**[www.westates.co.uk](http://www.westates.co.uk)**  
**01606 331784**





A vastly extended, detached family home with direct views over the village green and parish church.

- Entrance Porch & Cloakroom/WC
- Three Reception Rooms
- Breakfast Kitchen & Utility Room
- Four Double Bedrooms
- Three Luxury Bath/Shower Rooms
- Gardens, Double Garage & Drive

### Description

A substantial family home, located close to the Hartford village centre within easy walking distance to the shopping parade and with direct views over the village 'green field' and parish church. The property has been significantly extended and features PVCu double glazing and gas central heating. Comprises: Entrance porch, cloakroom/WC, reception hall, family room, lounge, dining room, kitchen breakfast room, utility room, first floor galleried landing, master bedroom with luxury en-suite bathroom, three further double bedrooms, second luxury en-suite shower room and luxury family shower room. Outside there are good size front and rear gardens, a double integral garage and large driveway..





## 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

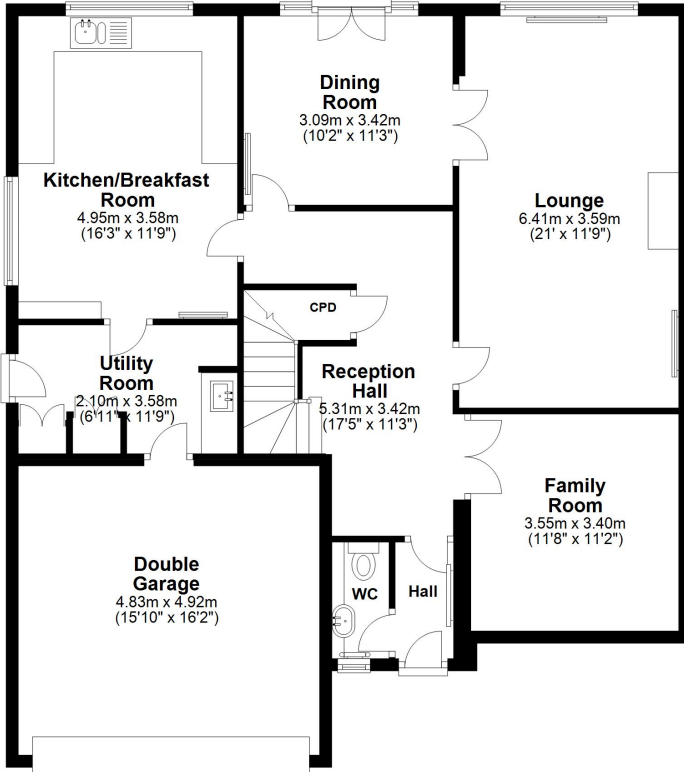
FREEHOLD





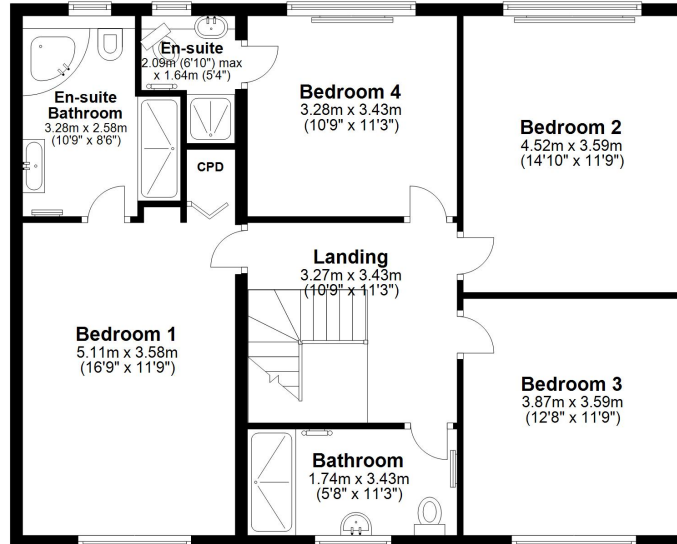
### Ground Floor

Main area: approx. 95.0 sq. metres (1022.4 sq. feet)  
Plus garages, approx. 23.8 sq. metres (255.8 sq. feet)



### First Floor

Approx. 91.7 sq. metres (986.7 sq. feet)



Main area: Approx. 186.7 sq. metres (2009.1 sq. feet)  
Plus garages, approx. 23.8 sq. metres (255.8 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.