





A surprisingly spacious and well presented, three storey town-house, located close to the village centre.

- Three Storey Town House
- Lounge
- Kitchen Dining Room
- Utility Room & Integral Garage
- Two Double Bedrooms
- Modern Bathroom
- Open Plan Gardens & Parking

### Description

A surprisingly spacious and well presented, three storey town-house, located close to the village centre. The accommodation is arranged over three levels with an integral garage, hallway and utility room on the ground floor, a good size lounge, hallway and kitchen dining room on the first floor and there are two double bedrooms, bathroom and landing on the second floor, both of the bedrooms feature built-in wardrobes. Outside there is an open plan garden to the front, which is shielded from Beach Road by a mature hedge and there is a private terrace adjacent to the house. To the rear there is room to park a car. The land beyond the house is owned by Network Rail, where an area has been landscaped and is used by the residents for relaxing etc. Please note that there is no legal right to occupy this land, which could be reclaimed by Network Rail at anytime.



**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 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. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

**Tenure**

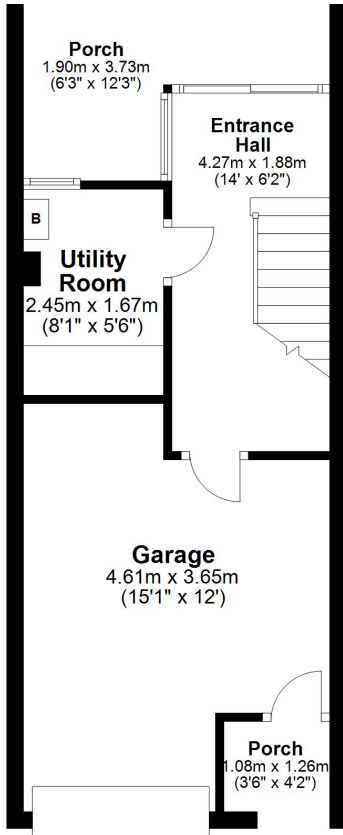
FREEHOLD

**EPC Rating:**



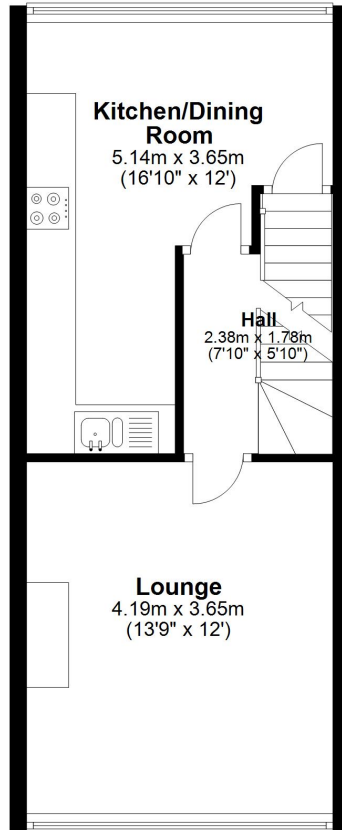
### Ground Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



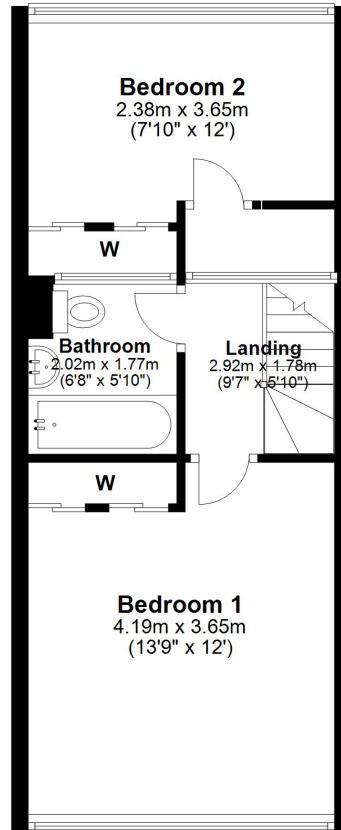
### First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



### Second Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.6 sq. feet)



Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.  
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