



**14, Albemarle Avenue**  
Northwich CW8 1GT

**£740,000**

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



An outstanding, 'Redrow Richmond' family home, prominently situated on this most popular development.

- Redrow Richmond
- Connected Kitchen, Dining & Family Room
- Elegant Lounge
- Four Double Bedrooms
- Three Bath/Shower Rooms
- Landscaped Gardens
- Double Garage & Driveway

### Description

This Redrow, four bedroom home is set over 2000 square feet (excluding garage) and provides families with more than sufficient space in which to enjoy their time together. A connected fully equipped kitchen, dining room and family room lends itself perfectly to being the heart of the home, whilst an elegant separate lounge provides you with somewhere perfect for relaxing. Upstairs set around a spacious landing are four generous bedrooms, with the master enjoying a large en-suite bathroom and ample walk-in wardrobe. The second bedroom also features an en-suite bathroom and the additional two bedrooms share a family bathroom. Externally there are landscaped front and rear gardens and there is a large covered pagoda.



## Location

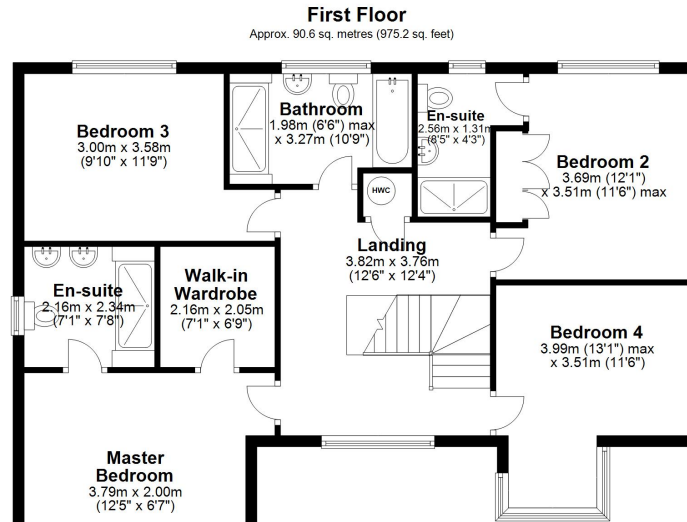
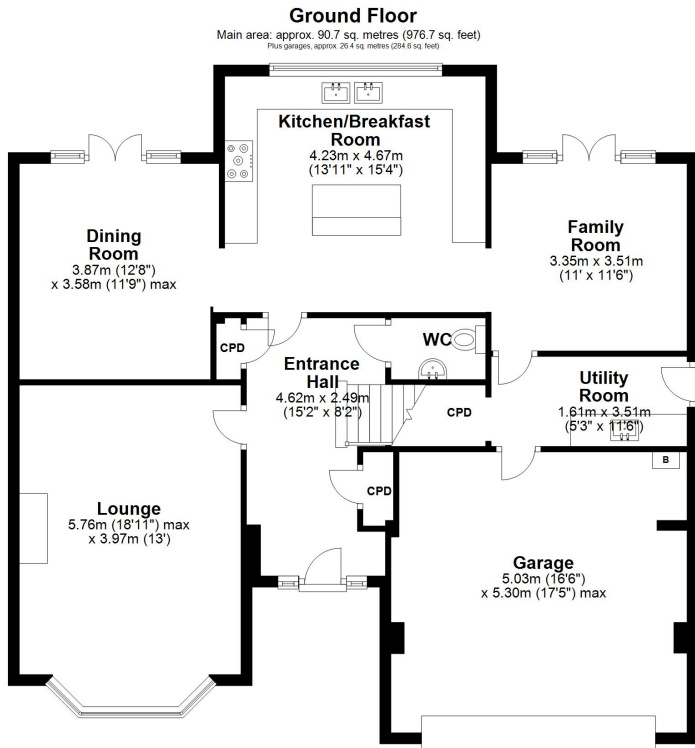
Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public house's in the village, The Red Lion, The Coachman and the Hartford Hall Hotel, in addition there are two wine 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 only a short walk 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: B**





Main area: Approx. 181.3 sq. metres (1951.9 sq. feet)  
Plus garages, approx. 26.4 sq. metres (284.6 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.