



**Williams Estates**

**29, Douglas Close**  
Northwich CW8 1SH

**£430,000**

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





An outstanding, detached family home on popular development with many optional extras.

- Detached Redrow Worcester
- Freehold Sale
- Immaculately Presented
- Equipped With Many Upgrades
- Landscaped Gardens
- Garage & Double Driveway

### Description

FREEHOLD. Redrow Worcester detached family home. A very popular design with modern living spaces coupled with hints of traditional styling and offered in excellent decorative order throughout. The house has been equipped with many extras, including an upgraded kitchen and utility room, lighting package, fully tiled bathrooms, fitted bedroom furniture, internal doors and the house has been retro fitted with Photovoltaic solar panels to generate renewable electricity which can be stored in batteries that are housed in the garage. With PVCu double glazing and gas central heating, the accommodation comprises: Storm porch, entrance hall, lounge with bay window, open plan kitchen dining room, utility room, cloakroom/Wc and integral garage on the ground floor along with a landing, three double bedrooms, en-suite shower room and family bathroom on the first floor. Externally there are mature front and rear gardens and a double width driveway in front of the garage.





## 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

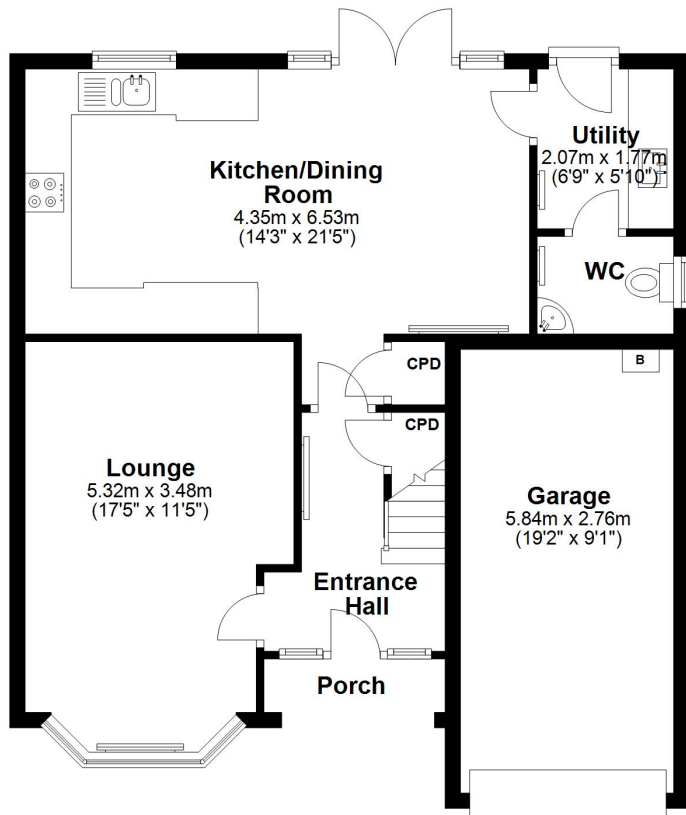
FREEHOLD

**EPC Rating: B**



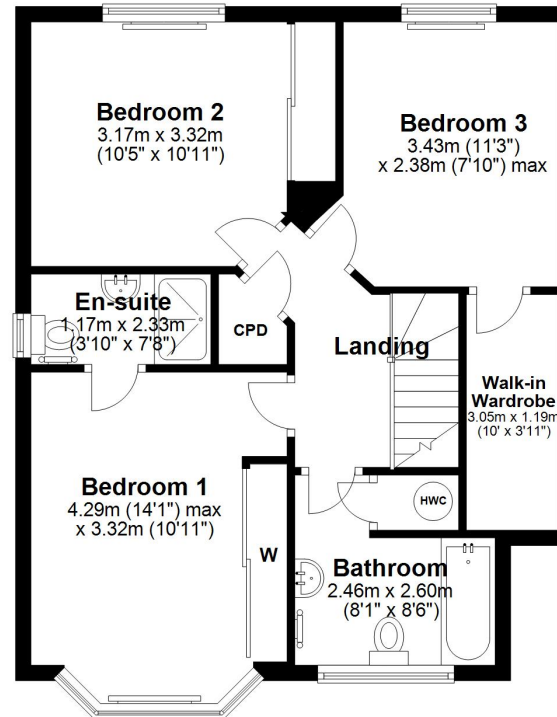
### Ground Floor

Approx. 73.2 sq. metres (787.9 sq. feet)



### First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 129.0 sq. metres (1388.8 sq. feet)

