



18, Lambert Way
Northwich CW8 1RR

£320,000

www.westates.co.uk
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A spacious, detached family home in cul-de-sac location, close to Hartford Railway Station and village centre.

- Spacious Family Home
- Two Large Reception Rooms
- Kitchen Breakfast Room
- Downstairs Shower Room
- Three Bedrooms
- 1st Floor Bathroom
- Mature Gardens
- Garage & Long Driveway

Description

A spacious, detached home, located in a small cul-de-sac, close to Hartford Railway Station and within only a short stroll to the village centre. The property, which has been in the existing family's occupation for many decades provides well proportioned accommodation with scope for improvement to create a forever family home. With gas central heating and double glazed windows, comprises: Entrance hall, downstairs shower room, large living room, kitchen breakfast room, separate dining room, first floor landing, three good size bedrooms and bathroom. Outside there is a long front garden and driveway with parking for at least three cars and to the rear there is a mature garden with lawns and patio.



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. 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. Sir John Deanes Six Form College is also within a mile. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

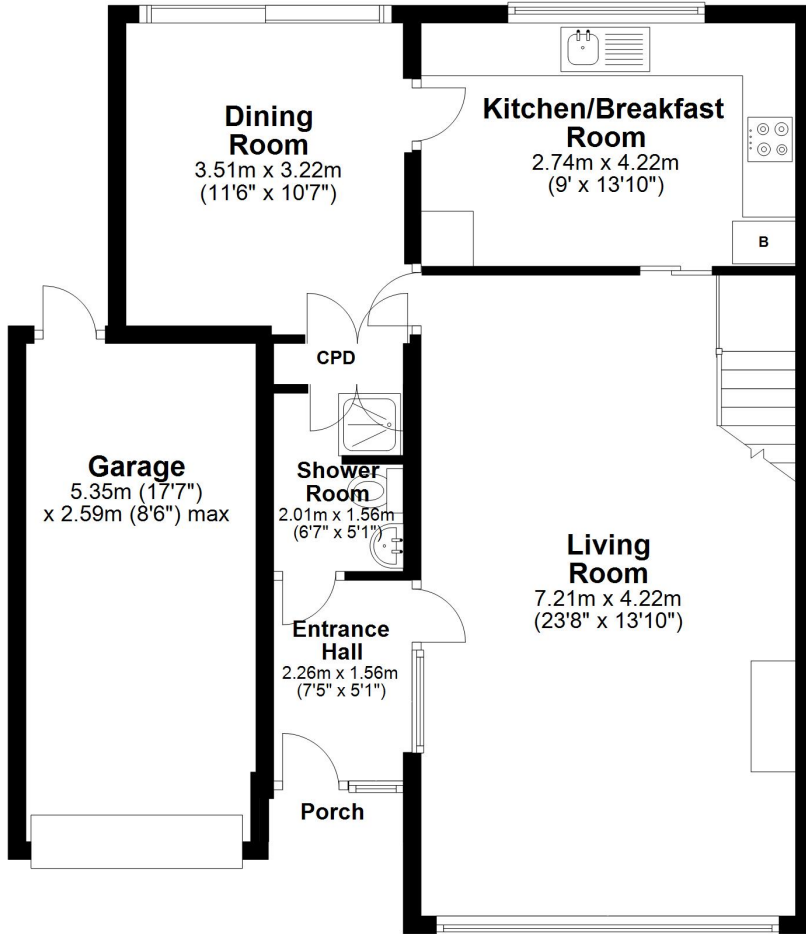
FREEHOLD

EPC Rating:



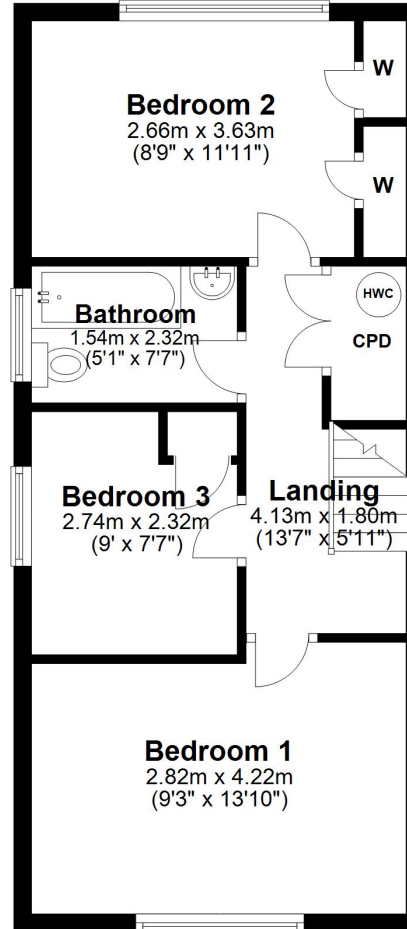
Ground Floor

Main area: approx. 62.4 sq. metres (671.3 sq. feet)
Plus garages, approx. 15.0 sq. metres (161.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Main area: Approx. 104.7 sq. metres (1127.5 sq. feet)

Plus garages, approx. 15.0 sq. metres (161.1 sq. feet)

