







- Attractive, Detached Family Home
- Lounge with Wood Burning Stove
- Well Fitted Kitchen Dining Room
- Garden Room
- Three Bedrooms
- Modern Bathroom
- Private Garden
- Garage & Driveway

### Description

This charming, detached family home is situated in a quiet cul-de-sac, conveniently located near the village centre. The property is well maintained throughout, boasting a contemporary fitted kitchen and a modern bathroom with a spacious shower cubicle and vanity wash stand. Heated by gas central heating and equipped with PVCu double glazing, the accommodation comprises an entrance hall, a cloakroom, a lounge with a wood-burning stove, a well-appointed kitchen-dining room, and a garden room on the ground floor. Additionally, there is a landing, three bedrooms, and a bathroom on the first floor. Externally, the property features an open-plan front garden, a side driveway with ample parking space for two vehicles, and an attached garage. To the rear, there is a private family garden with a patio area and a lawn. This property presents an exceptional opportunity for a young family to establish themselves in the village or for individuals downsizing who desire to be within close proximity to local amenities.





**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; La Bella 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**

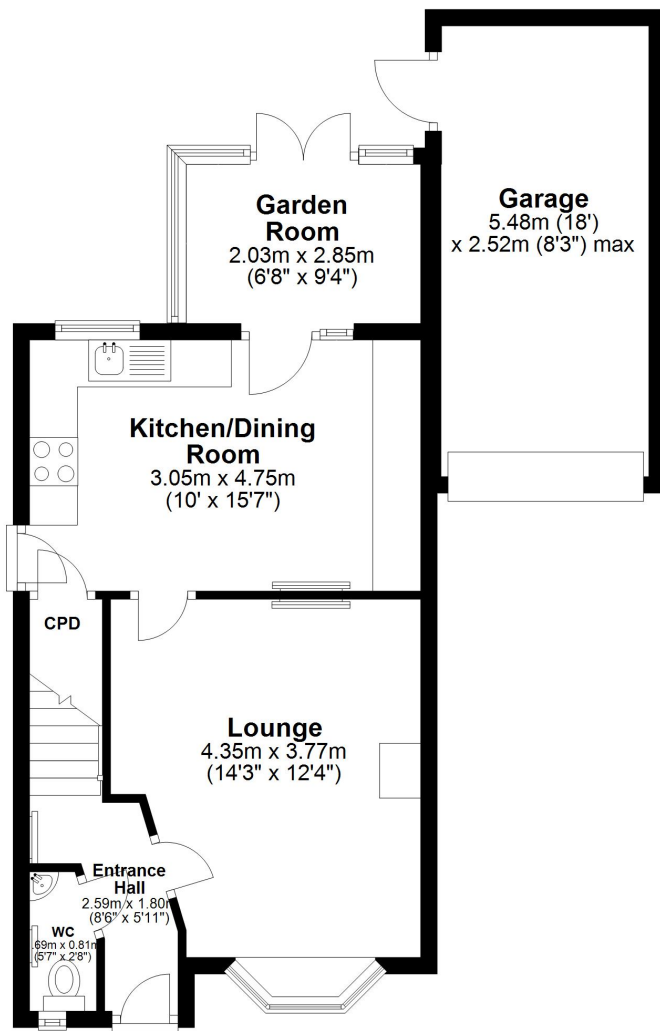
FREEHOLD

**EPC Rating:**



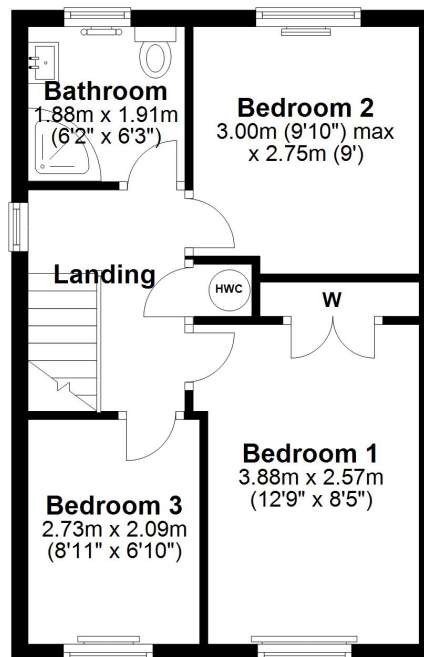
## Ground Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



## First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 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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