



**6, Eddisbury Drive**  
Northwich CW8 2FS

**£500,000**

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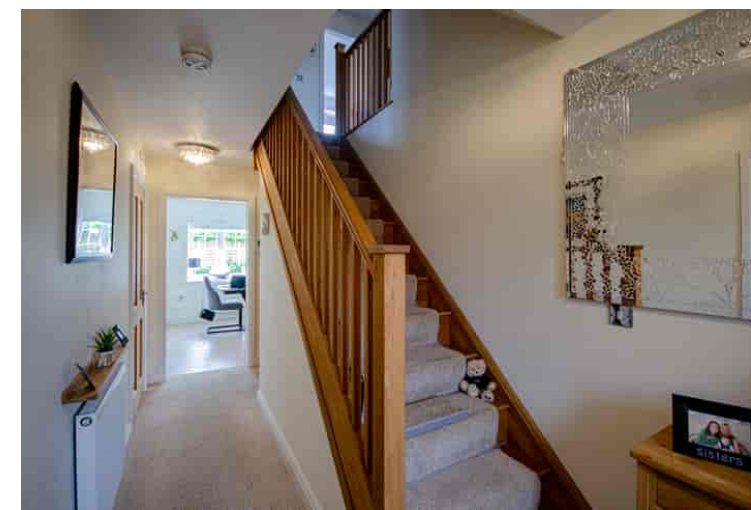


An attractive detached family home, in cul-de-sac position, located close to Hartford Railway Station and only a short stroll to the village centre.

- Modern Detached Family Home
- Attractive Lounge
- Open Plan Kitchen/Dining & Family Room
- Four Double Bedrooms
- Three Bathrooms
- Low Maintenance Gardens
- Garage & Double Driveway

### Description

An attractive, detached family home in cul-de-sac position, located close to Hartford Railway Station and only a short stroll to the village centre. The property boasts well proportioned accommodation and is offered in excellent decorative condition throughout. With gas central heating and PVCu double glazing, comprises: Storm porch, entrance hall, cloakroom/WC, lounge, open plan kitchen, dining and family room, first floor landing, master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and bathroom. Externally there are low maintenance landscaped gardens, these to the rear are south facing and there is an integral garage and double width driveway.



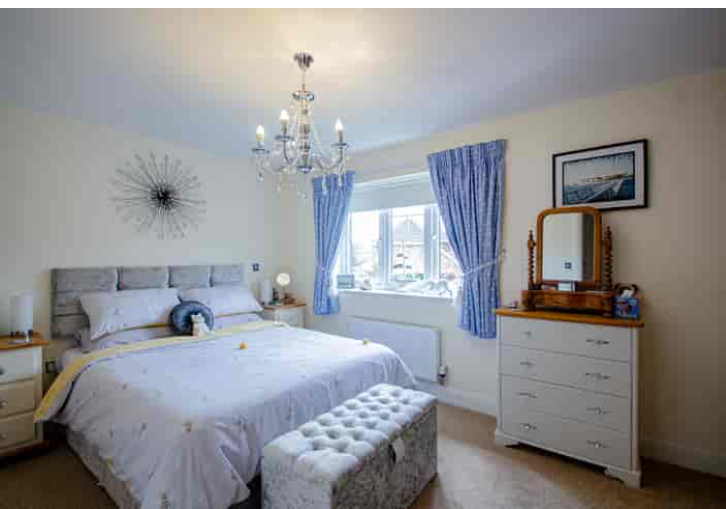
## Location

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 the recently renovated 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

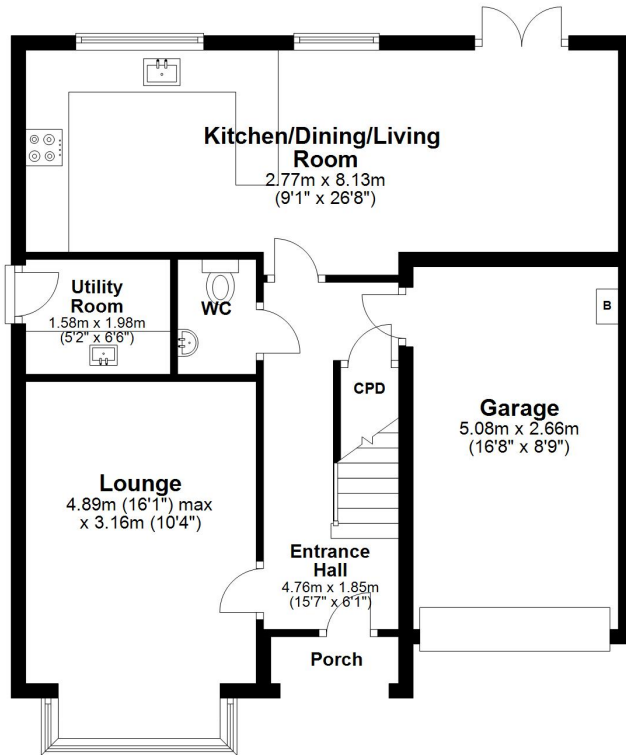
FREEHOLD

**EPC Rating: A**



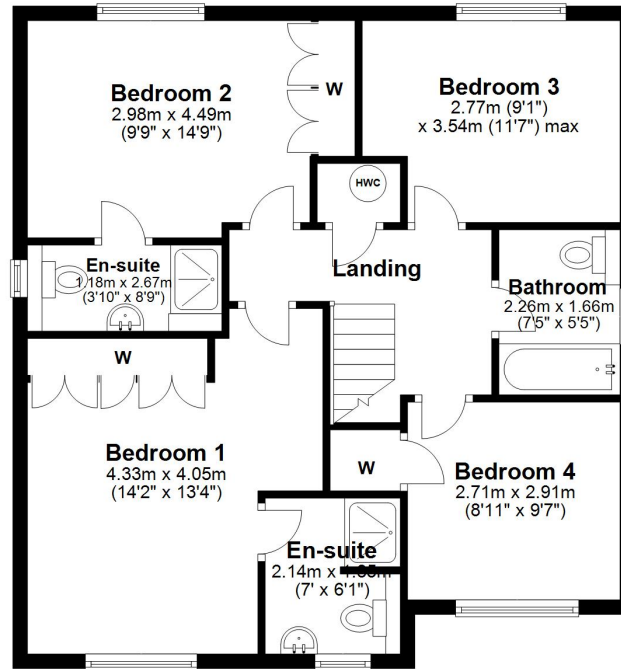
### Ground Floor

Main area: approx. 53.0 sq. metres (570.4 sq. feet)  
 Plus garages, approx. 14.8 sq. metres (159.2 sq. feet)



### First Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



Main area: Approx. 121.4 sq. metres (1306.4 sq. feet)  
 Plus garages, approx. 14.8 sq. metres (159.2 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.