





An extended, semi-detached family home set in late gardens and located close to the village centre.

- Extended Semi-Detached House
- Lounge
- 30Ft Kitchen/Dining/Family Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Large Gardens

Description

This is a large semi-detached house, which is located at the foot of a small cul-de-sac close to the village centre. The property has been greatly enhanced in recent years, benefiting from a large double storey extension to the side. Offered in excellent decorative order throughout and with PVCu double glazing and gas central heating. The accommodation comprises: Entrance hall, lounge, 9.19m (30ft) open plan living room to the rear incorporating a high spec kitchen and dining/family room with bi-folding doors opening onto the garden, side hall and cloakroom/WC on the ground floor along with a landing, four bedrooms, en-suite shower room and bathroom on the first floor. Outside there are large gardens and there is a large timber cabin/garden shed. An internal viewing appointment is highly advised.



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. 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

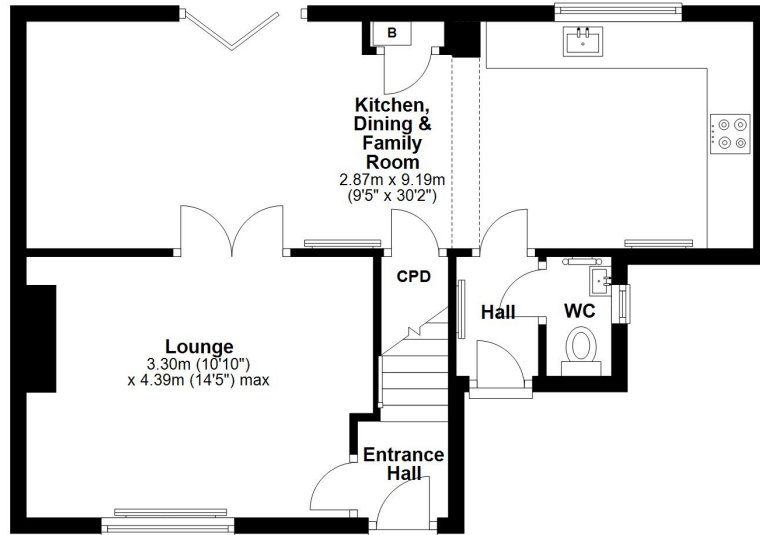
FREEHOLD

EPC Rating: C



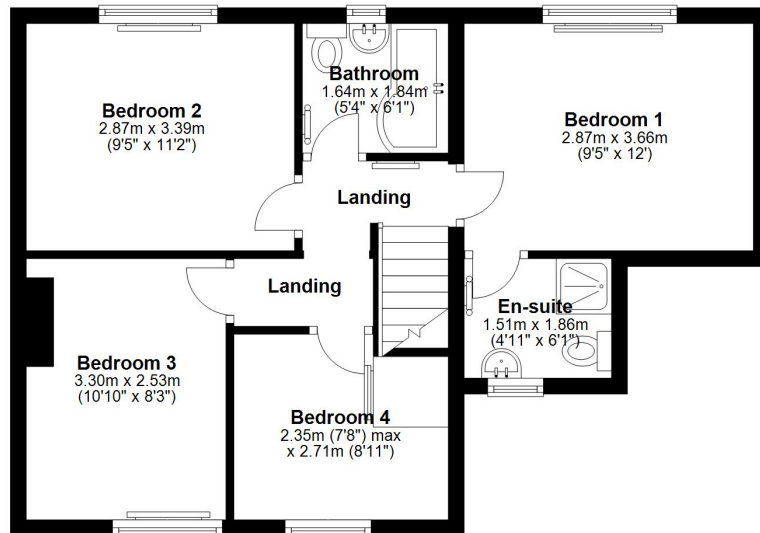
Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 94.8 sq. metres (1020.9 sq. feet)

