



**17, Lodge Lane**  
Northwich CW8 1PS

**£495,000**

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



A handsome, detached family home, located on one of Hartford's premier roads and with great potential to modernise and extend.

- Traditional Detached Family Home
- Ripe for Modernisation & Extending
- Two Large Reception Rooms
- Kitchen Breakfast Room
- Three Good Size Bedrooms
- Extremely Large Gardens
- Garage & Parking

### Description

This detached family home, is located in one of Hartford's premier roads and offers huge potential for modernisation and extension allowing buyers a great opportunity to create their forever family home. The property stands on a large plot, which is just under a quarter of an acre and features a beautiful, south westerly facing mature rear garden. The property itself comprises: Reception porch, entrance hall, two large reception rooms, kitchen breakfast room, rear porch, first floor landing, three large bedrooms and bathroom. There is a single garage attached to the side of the house and there is ample off road parking.



## 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

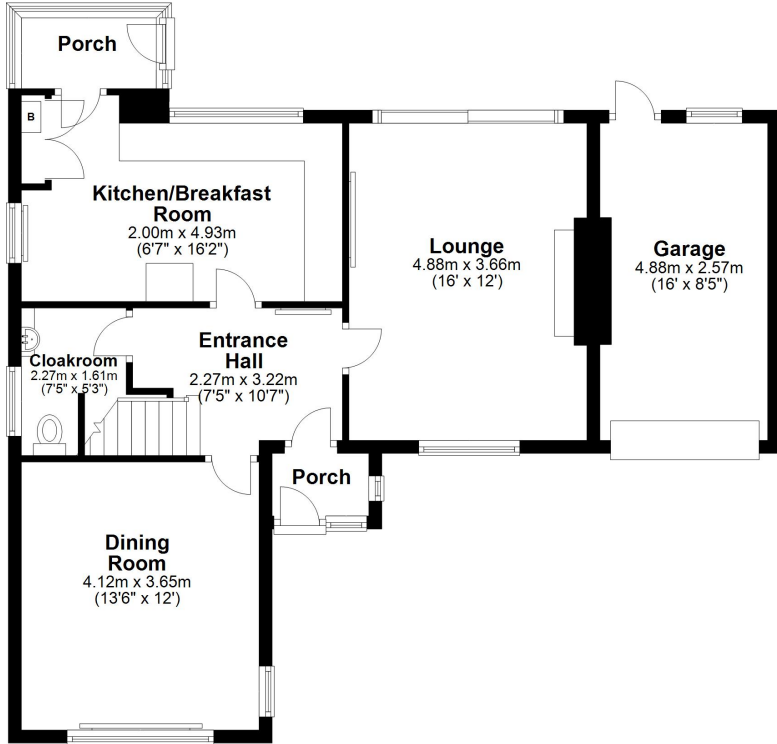
FREEHOLD

## EPC Rating:



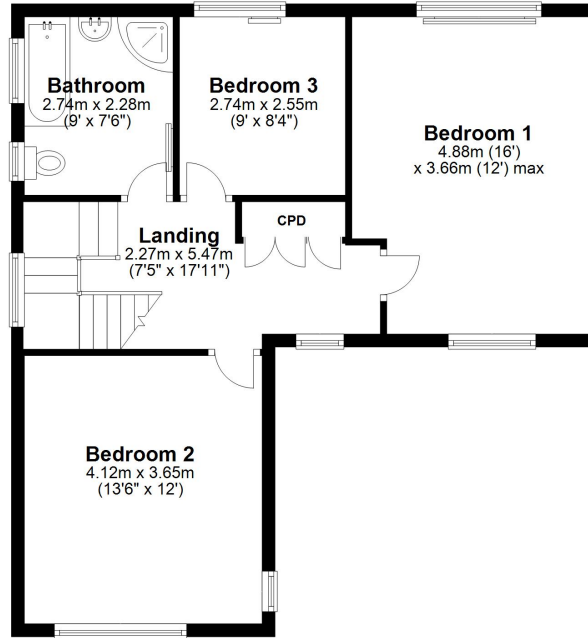
### Ground Floor

Main area: approx. 63.6 sq. metres (685.1 sq. feet)  
 Plus garages, approx. 13.1 sq. metres (140.5 sq. feet)



### First Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



Main area: Approx. 122.3 sq. metres (1316.2 sq. feet)  
 Plus garages, approx. 13.1 sq. metres (140.5 sq. feet)



**Boomin**

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.