





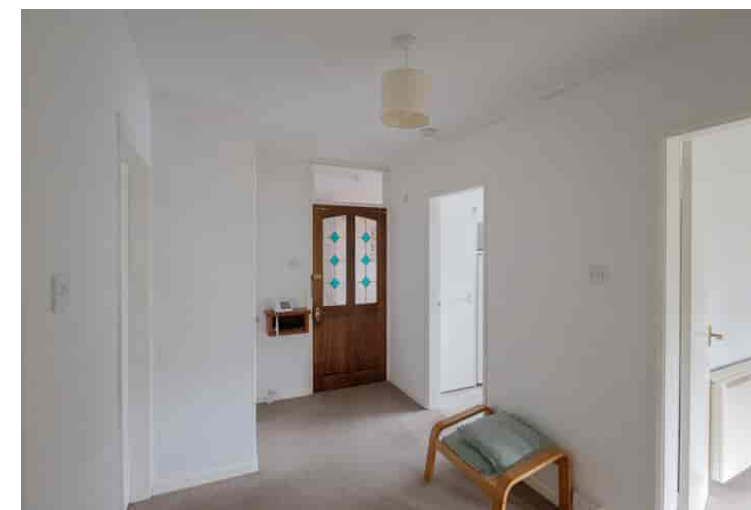


A well proportioned, two bedroom ground floor apartment in a quiet enclave close to the village centre.

- Ground floor Apartment
- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Gardens
- Private Garage & Parking

### Description

A well proportioned ground floor apartment, situated in a quiet enclave close to the village centre. The property is decorated to a good standard and is warmed by electric night storage heaters and PVCu double glazed windows. The accommodation comprises: Communal entrance, leading to the flat entrance hall with two built-in storage cupboards, a good size living room with full length windows and a door leading out to the garden, a fitted kitchen, two double bedrooms and a modern bathroom. Externally there are communal gardens that surround the property and there is ample off road parking for residents and there is also the luxury of a single garage, which has recently had a new roof installed.



**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; 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**

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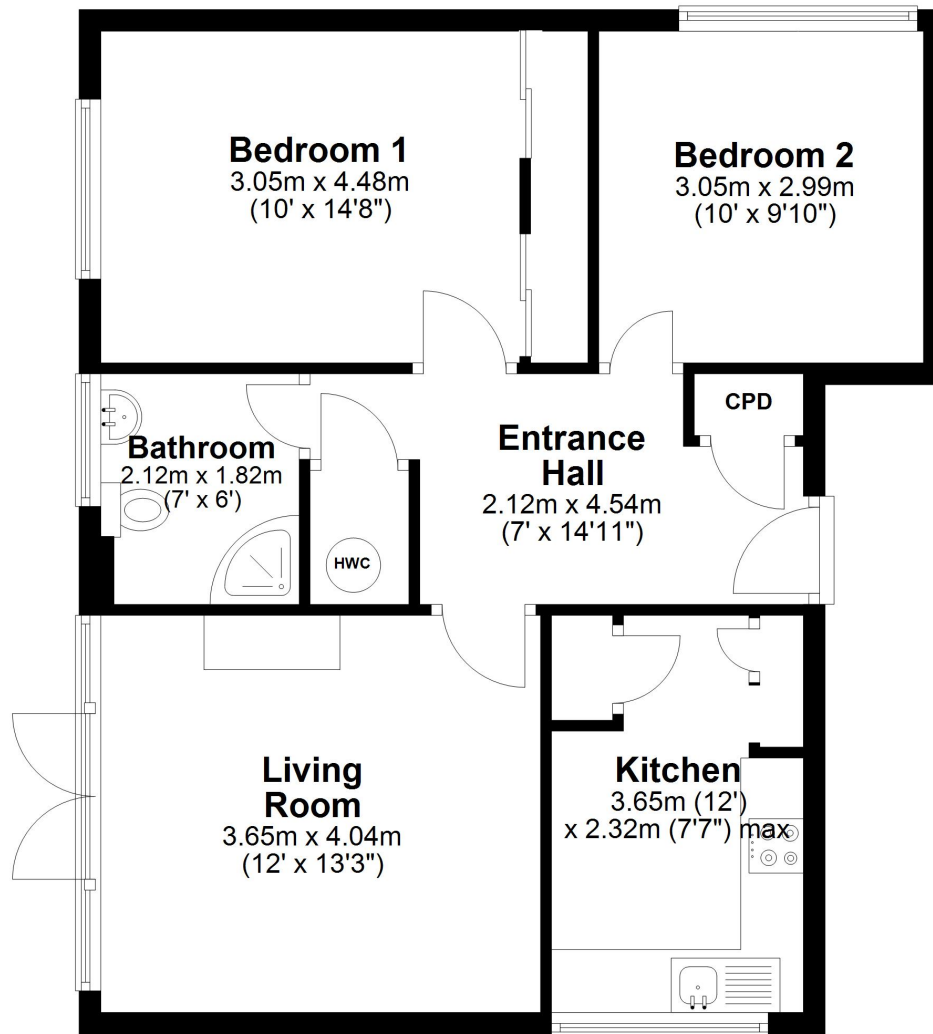
**EPC Rating:**





## Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 61.7 sq. metres (663.7 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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