





A spacious and well presented, semi-detached home in prime location.

- Spacious Family Home
- Entrance Hall & Cloakroom/WC
- Dual Aspect Lounge Dining Room
- Well Fitted Kitchen
- Three Bedrooms
- Modern Bathroom
- Gardens, Garage & Driveway

### Description

A spacious and well presented, semi-detached family home, located in a prime position opposite Hartford Primary School. The property provides good size family accommodation with gas central heating and PVCu double glazed windows. Comprises: Entrance hall with cloaks cupboard, cloakroom/WC, dual aspect lounge dining room and well fitted kitchen on the ground floor and three bedrooms, bathroom and useful box room on the first floor. Outside there is a smart lawn garden to the front along with a block paved driveway, which leads along the side of the house to a detached garage. To the rear there is a low maintenance garden which is private and not overlooked from the rear.



## 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 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. 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 Wilfred'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

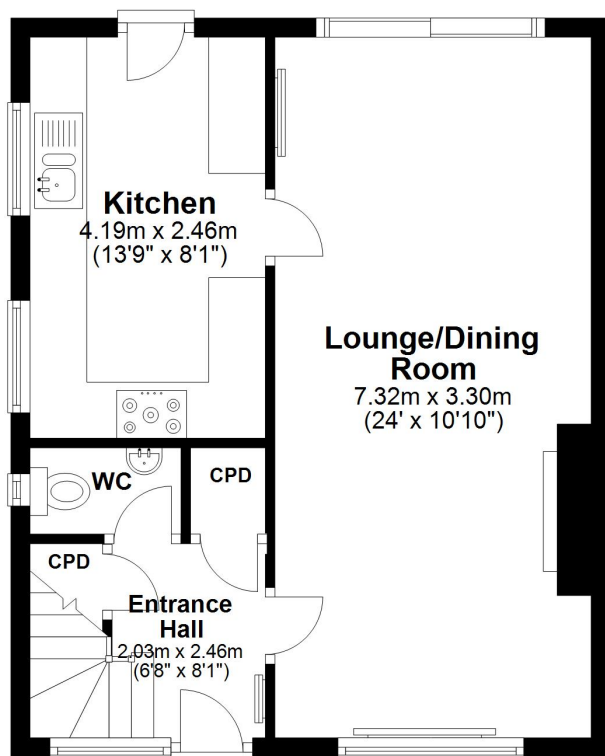
FREEHOLD

## EPC Rating:



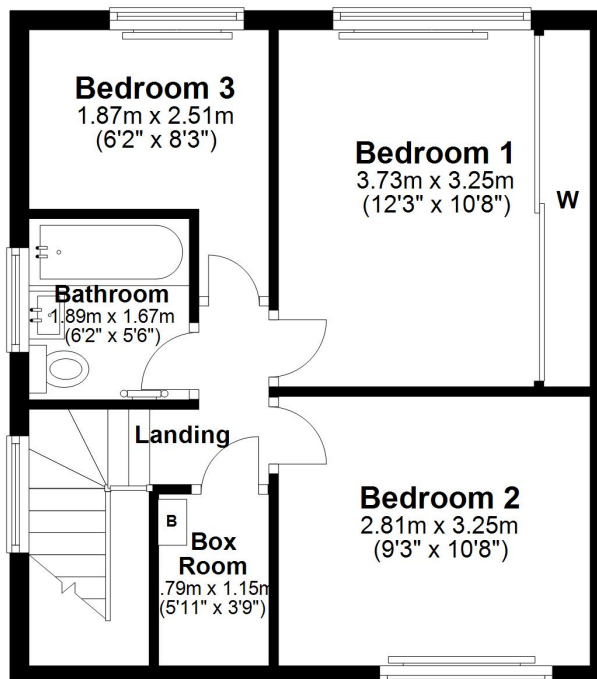
## Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

