







- Semi-Detached Family Home
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom & WC
- Integral Garage & Driveway
- Private Rear Garden

### Description

An older style semi-detached family home, located on a popular development and providing great opportunity for a new family to put their mark on the home. With gas central heating and PVCu double glazing, comprises: Reception porch, open plan living room with lounge and dining areas, fitted kitchen, first floor landing, three bedroom, bathroom & WC. To the front there is a small garden and driveway, which leads to an integral garage and to the rear there is a private garden. The property is currently unoccupied and ready for a quick sale. No onward chain.





**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. 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. Sir John Deanes Six Form College is also within a mile. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

**Tenure**

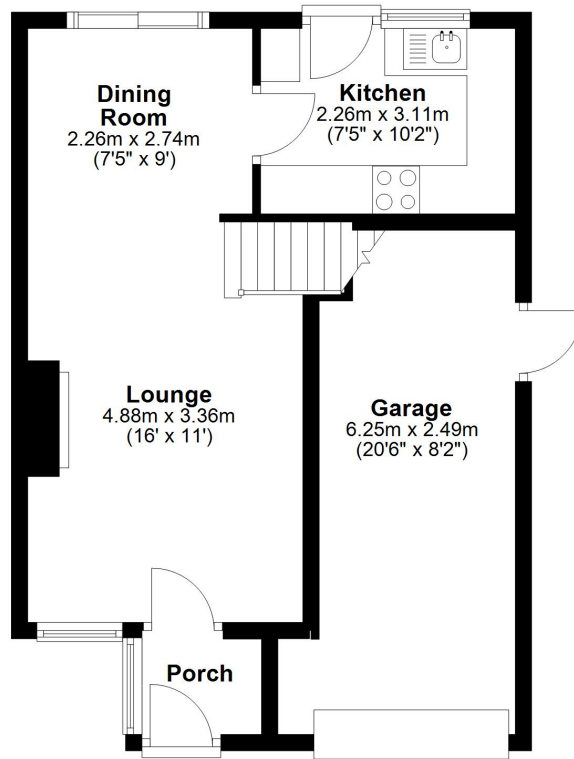
FREEHOLD

**EPC Rating:**



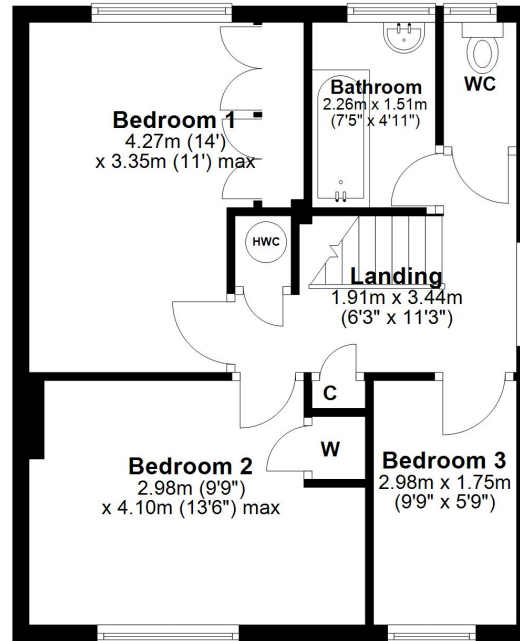
## Ground Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 93.1 sq. metres (1001.7 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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