



24, Needham Drive
Northwich CW8 1RW

£275,000

www.westates.co.uk
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A well proportioned, semi-detached family home, in cul-de-sac location.

- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathrooms
- Good Size Gardens
- Garage & Driveway

Description

We are delighted to offer for sale this well proportioned three bedroom semi-detached house, which is situated in a cul-de-sac location on the popular 'Wimpey Estate', a popular choice with families, due to the proximity of the excellent schools. The property is offered in good decorative condition throughout and benefits from recently installed (2022) PVCu double glazed windows and composite external doors. The accommodation comprises: Entrance hall with useful built-in cloaks cupboard, cloakroom/Wc, lounge, separate dining room and kitchen on the ground floor and landing with large storage cupboard, three bedrooms, all with built-in wardrobes and bathroom on the first floor. Outside there are good size gardens along with a single garage and double length driveway.



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

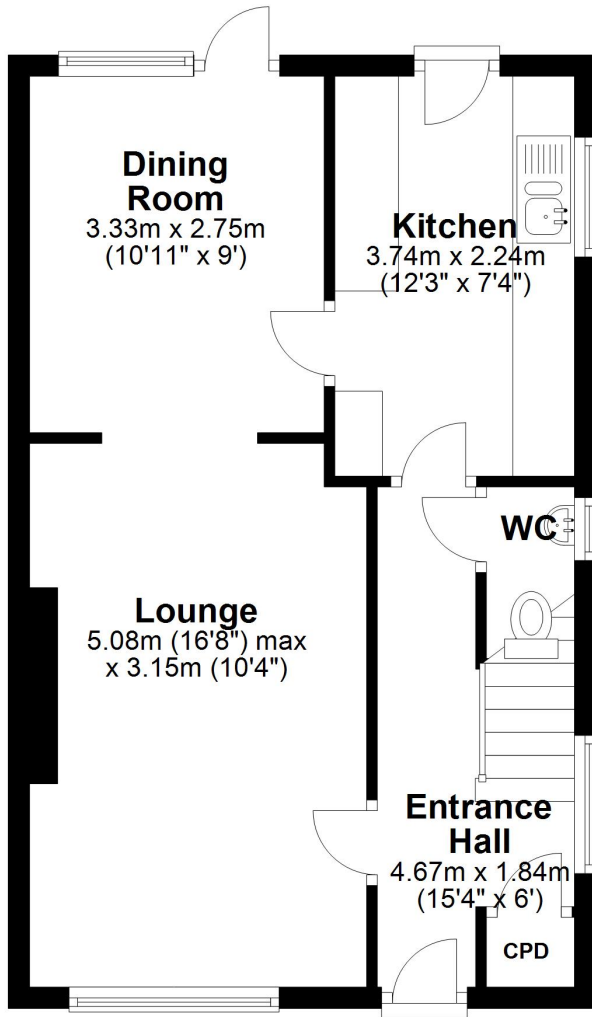
FREEHOLD

EPC Rating:



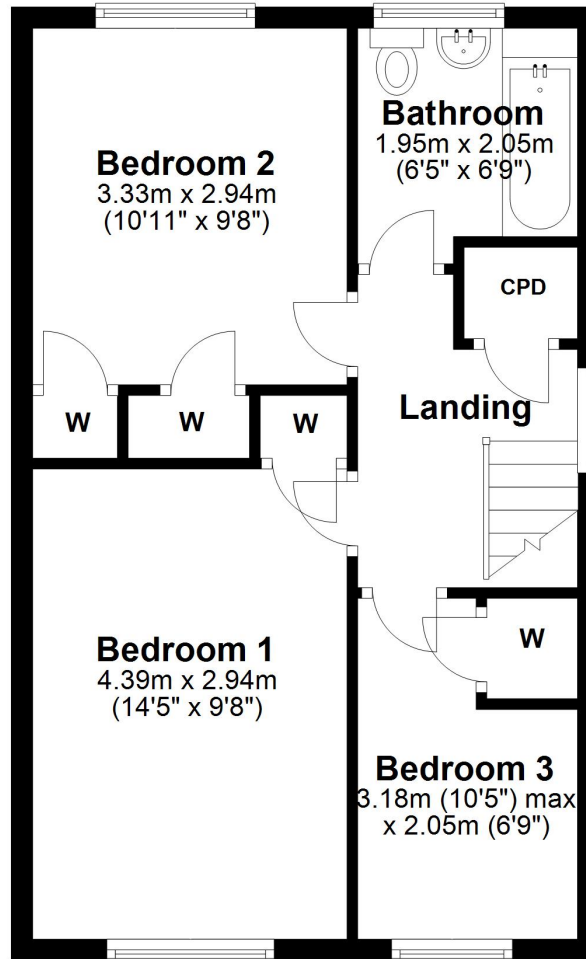
Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 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.