



2, Charnley Drive
Northwich CW8 1TT

£372,000

www.westates.co.uk
01606 331784

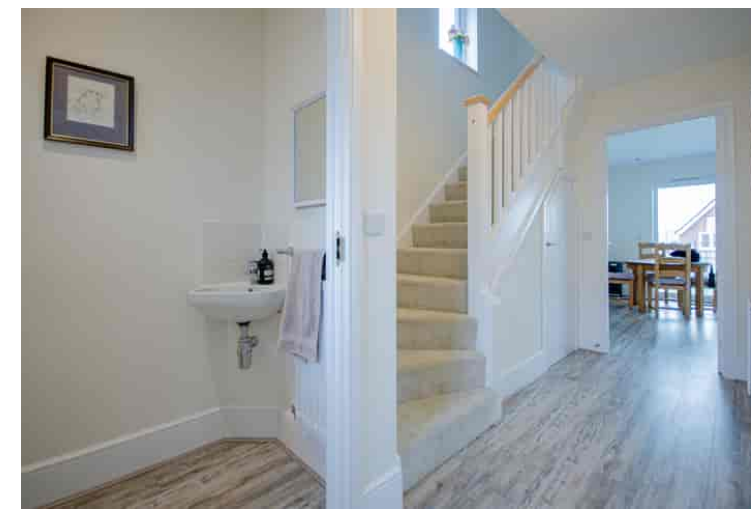


A spacious three bedroom detached family home, located towards the bottom of the development, close to The River Weaver and Marshall's Arm Nature Reserve.

- Redrow Warwick
- Spacious Modern Living
- Large Kitchen Dining Room
- Three Good Size Bedrooms
- Two Bath/Shower Rooms
- Low Maintenance Gardens
- Two Car Driveway

Description

FREEHOLD SALE. Redrow Warwick. Located towards to bottom of the development, close to the River Weaver and Marshall's Arm Nature Reserve. The property is presented to a high standard and features a number of optional extras that the current owner paid to have installed at the time of build. A comfortable entrance hall leads to a spacious lounge and expansive kitchen dining room, which has plenty of fitted units and built-in appliances. There is also a useful utility cupboard, a downstairs toilet and under-stairs cupboard. On the first floor there are three good size bedrooms, two with fitted wardrobes, an en-suite shower room, family bathroom and landing area with fitted cupboard. Externally there is an open plan front garden, a two car driveway and to the rear there is a two tier terrace garden with patio area and lawns.



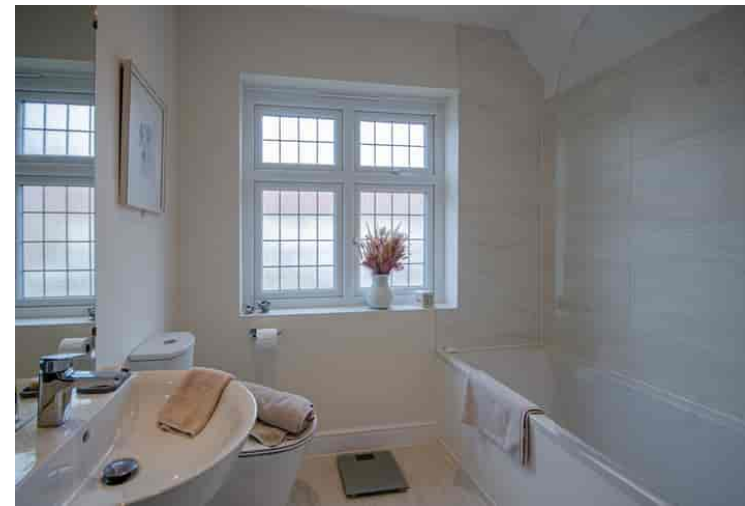
Location

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

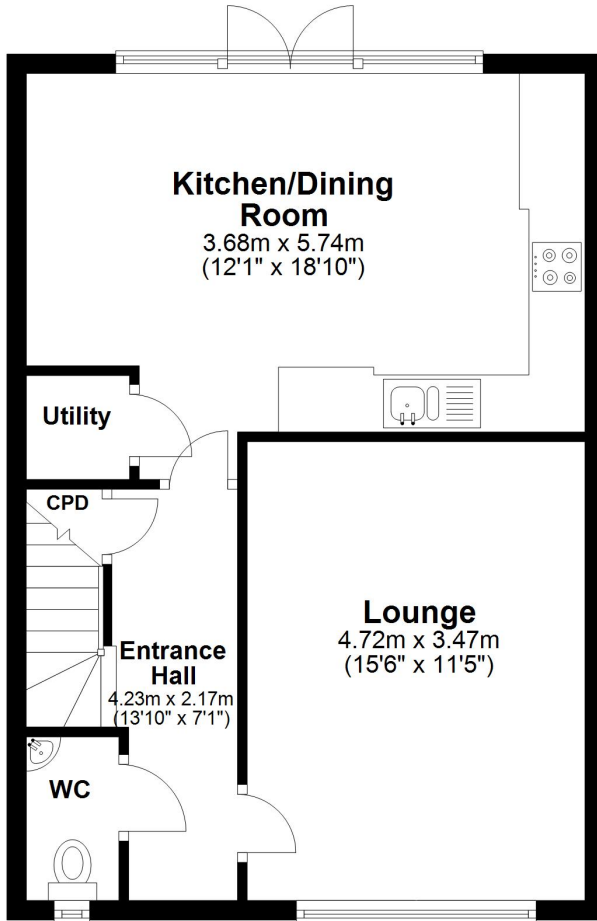
FREEHOLD

EPC Rating: B



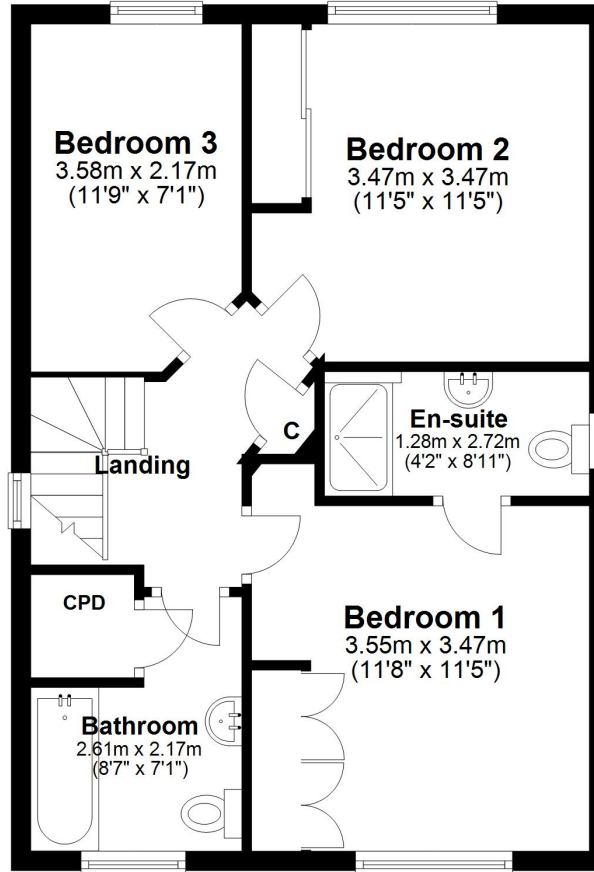
Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



Total area: approx. 97.6 sq. metres (1050.2 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.