



**3, Lambert Way**  
Northwich CW8 1RR

**£395,000**

**[www.westates.co.uk](http://www.westates.co.uk)**  
**01606 331784**



An extended, detached family home, located on small cul-de-sac close to Hartford Railway Station and only a short stroll to the village centre.

- Extended Detached Family Home
- Three Reception Rooms
- Four Good Size Bedrooms
- Luxury Bathroom
- South Facing Rear Garden
- Large Timber Garden Chalet
- Garage & Driveway

### Description

An extended, detached family home, location on a small cul-de-sac, which is close to Hartford Railway Station and only a short stroll to Hartford village centre. The property provides well proportioned accommodation with gas central heating and double glazed windows and comprises: Reception porch, entrance hall, cloakroom/WC, lounge, dining room, family room, kitchen and integral garage on the ground floor and landing, four good size bedrooms and a luxury bathroom on the first floor. The property has a driveway to the front and to the rear a sunny south facing garden with large, Indian stone patio area. The garden houses a large timber built garden room/chalet with power and light fitted.



## 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

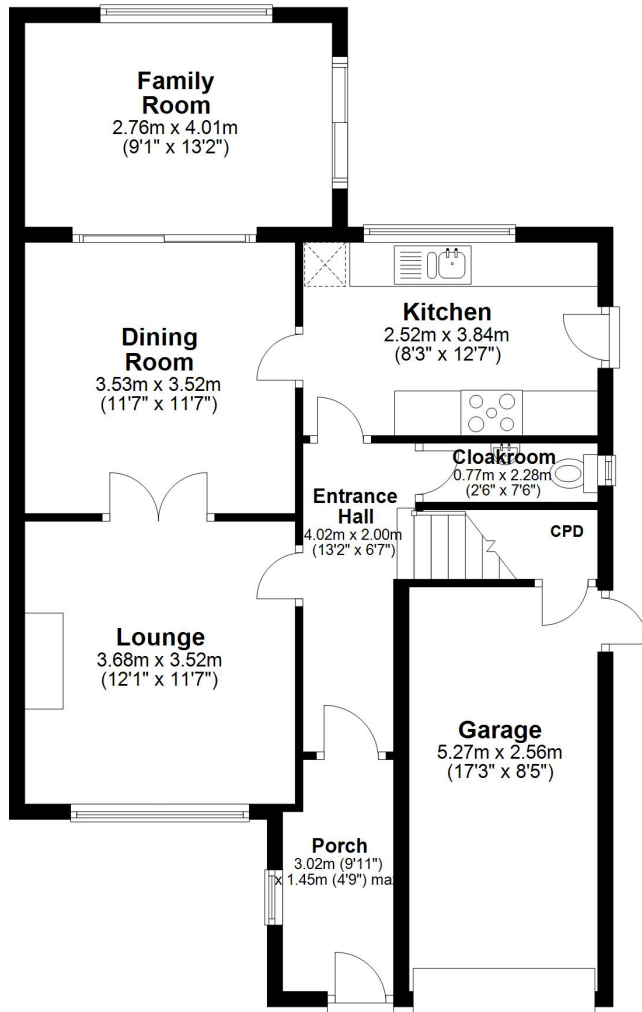
FREEHOLD

## EPC Rating:



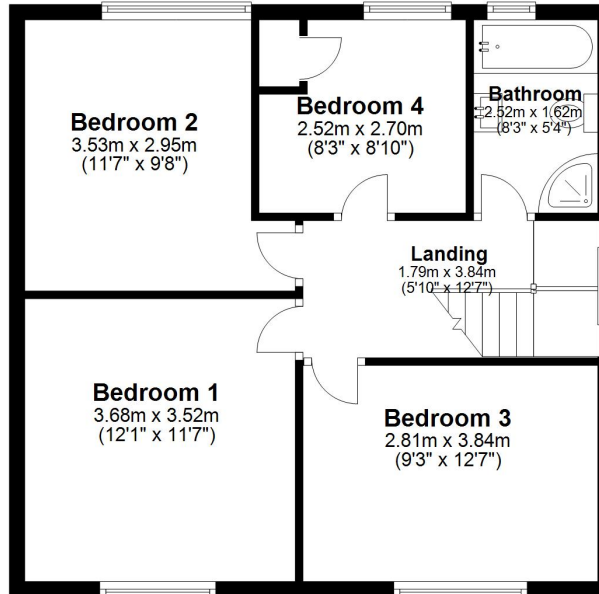
### Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



### First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 130.7 sq. metres (1406.8 sq. feet)



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.