





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.

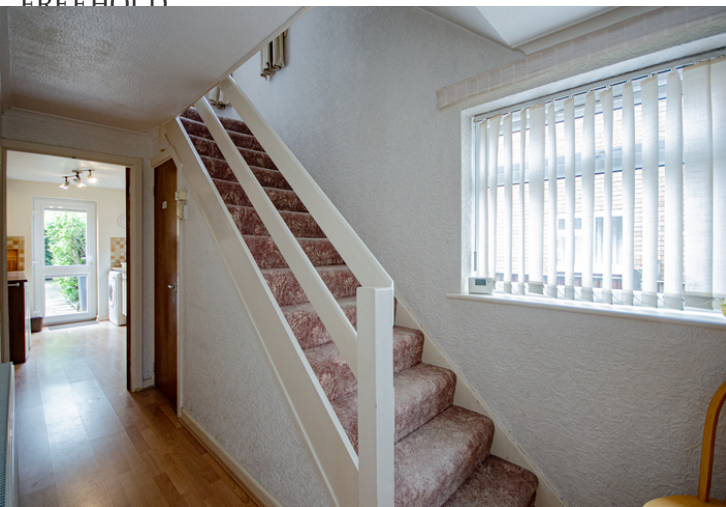


Location

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.

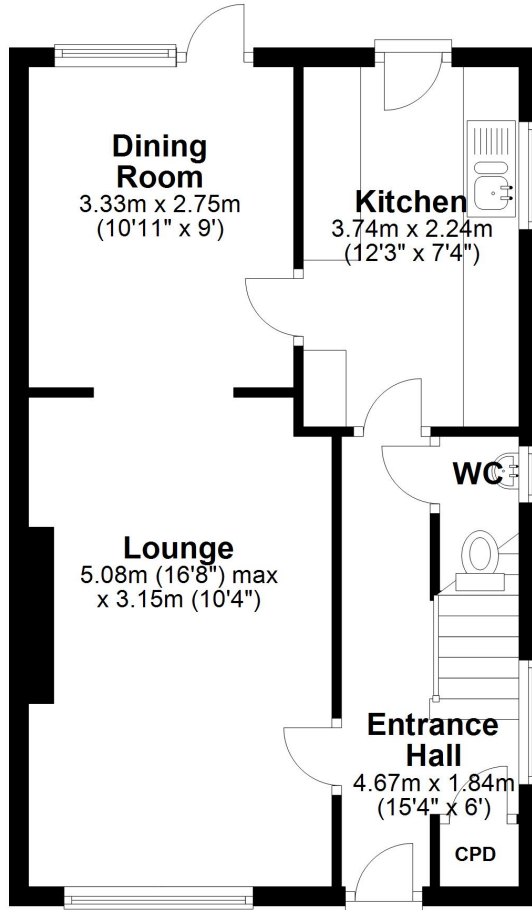
Tenure

FREEHOLD



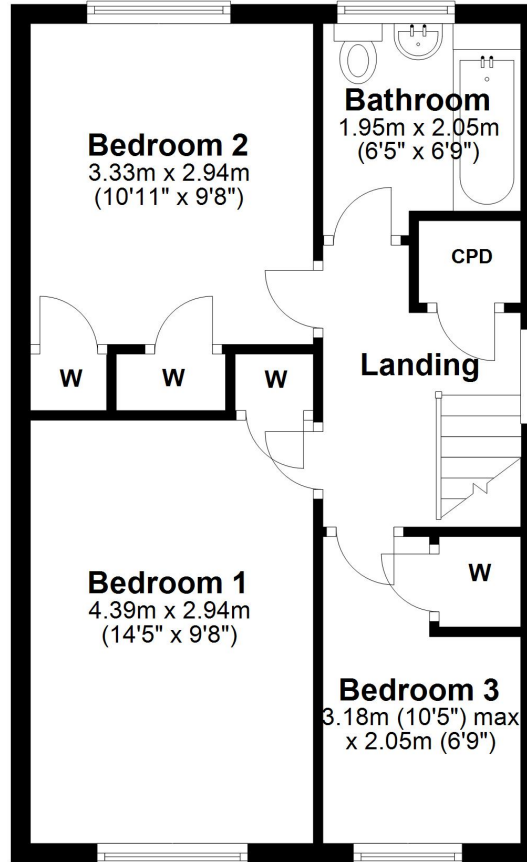
Ground Floor

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)



Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.

Reg number 07682683. Director Andrew P Williams