



**72, Beach Road**  
Northwich CW8 3AD

**£235,000**

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



A fully renovated, character cottage, which perfectly blends old world charm and modern day living.

- Fully Renovated Character Cottage
- Old World Charm & Modern Day Living
- Two Reception Rooms
- Luxury Kitchen & Bathroom
- Two Double Bedrooms
- Low Maintenance Garden
- Off Road Parking

### Description

A fully renovated, character cottage, which perfectly blends old world charm with modern day living. The property is offered in first class decorative condition throughout and features a modern gas central heating system and quality PVCu double glazing. comprises: Reception porch, lounge with feature fireplace, separate dining room with exposed brick wall, luxury kitchen with built-in appliances, luxury downstairs bathroom, first floor landing and two double bedrooms. Externally there is a lovely, low maintenance rear garden and there is a double length driveway to the side with parking for at least two cars.



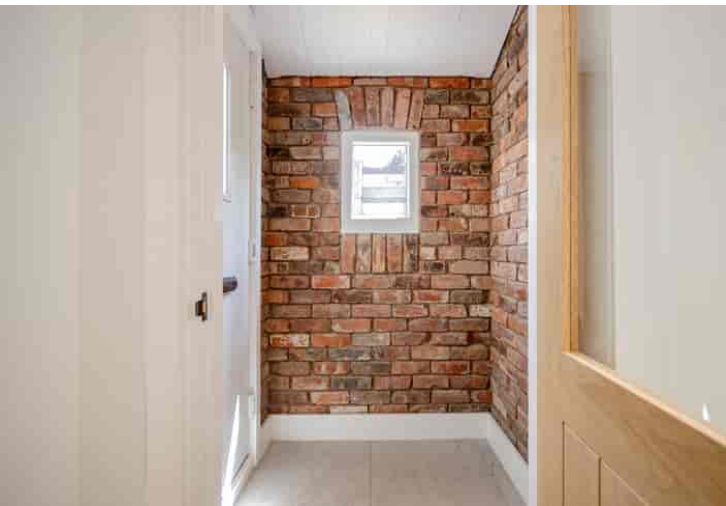
## Location

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. Above all, where Hartford really excels is its range of excellent schools. the well regarded Grange private school is only a short stroll 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

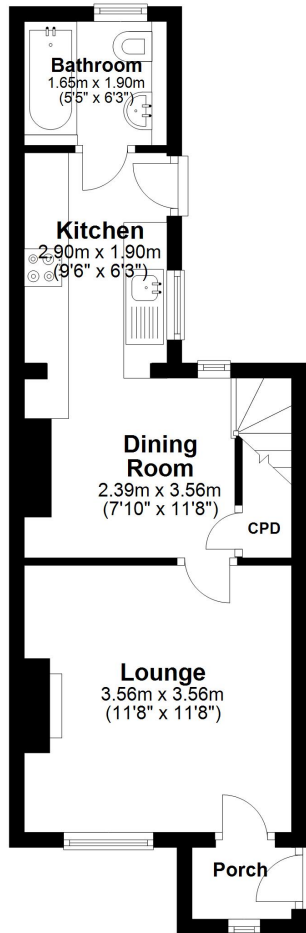
FREEHOLD

**EPC Rating: D**



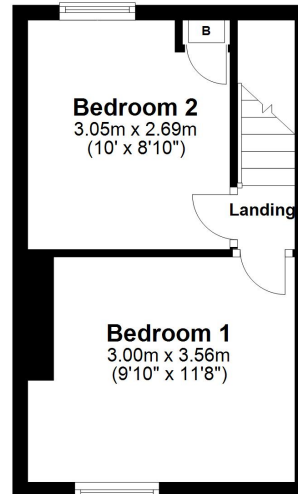
### Ground Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



### First Floor

Approx. 21.9 sq. metres (235.5 sq. feet)



Total area: approx. 53.9 sq. metres (580.4 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.