





An exceptional family home, in cul-de-sac location with large gardens, which are not overlooked and extremely private.

- Well Proportioned Family Home
- Three Reception Rooms
- Luxury Kitchen
- Conservatory
- Four Bedrooms
- Two Bath/Shower Rooms
- Large, Mature Gardens
- Double Garage & Driveway

Description

This is a great family home, which has been just reduced, offering a great opportunity for the new owner to cosmetically update their new home, to their own tastes. It's located on a small cul-de-sac with a large rear garden, that backs on to the A556 Northwich bypass and is therefore not overlooked. The house itself is offered in good decorative order and features gas central heating and PVCu double glazing, comprises: Entrance hall, cloakroom/WC, study, dual aspect lounge, open plan kitchen dining room and conservatory on the ground floor and a landing, four good size bedrooms, a re-fitted en-suite shower room and bathroom on the first floor. Outside to the front there is an open plan garden and double width driveway which leads to a detached double garage. The gardens to the rear are mature and extremely private.



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 the 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. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

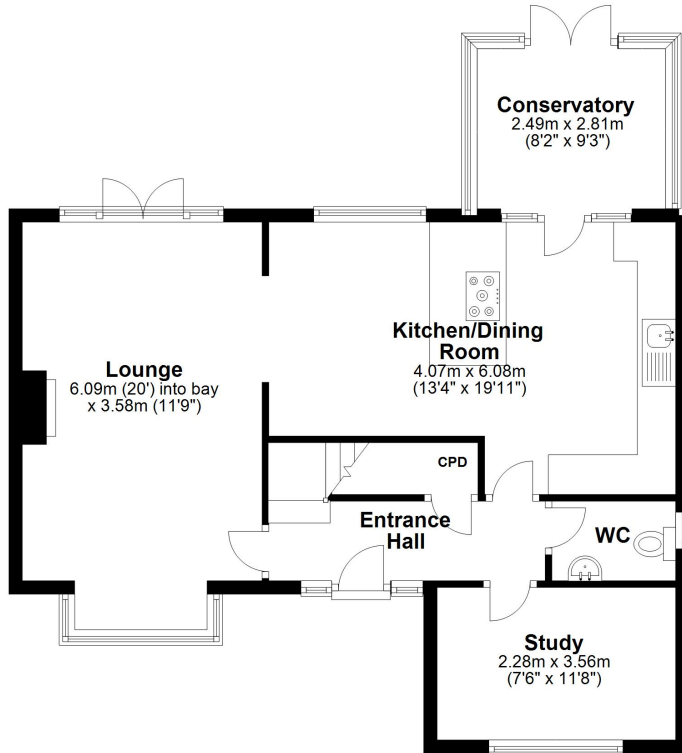
Tenure

FREEHOLD



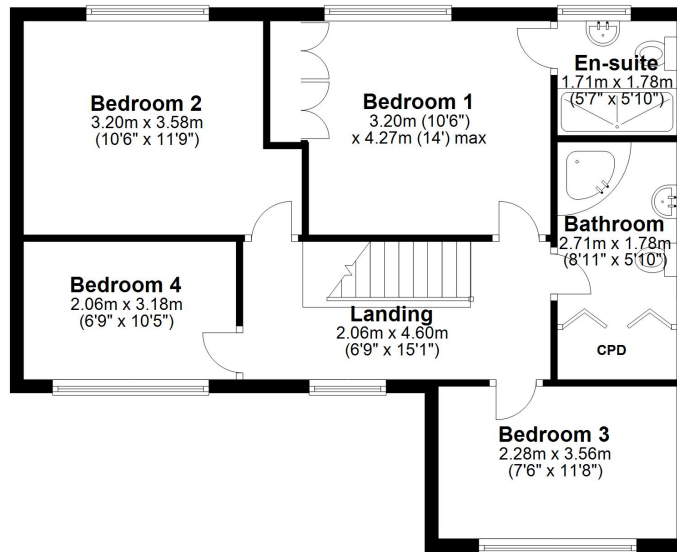
Ground Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



Total area: approx. 129.8 sq. metres (1396.7 sq. feet)

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

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