



43, Park Lane
Northwich CW8 1PY

£450,000

www.westates.co.uk
01606 331784



A well proportioned, detached bungalow, situated in a prime location, close to the village centre.

- Detached True Bungalow
- Prime Village Location
- Two Reception Rooms
- Kitchen & Utility Room
- Three Bedrooms
- Large Bathroom
- Four Sided Gardens
- Garage & Driveway

Description

A well proportioned, detached bungalow, occupying a prime location close to the village centre. The property sits centrally on a large plot with gardens to all four sides and the mature trees at the rear afford a considerable amount of privacy. Internally, the property would benefit from some updating and modernisation. Comprises: Reception porch, entrance hall with fitted cupboards, cloakroom/WC, lounge, separate dining room, kitchen, utility room, inner hallway, three bedrooms and bathroom. There is an integral garage and double width 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 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. 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

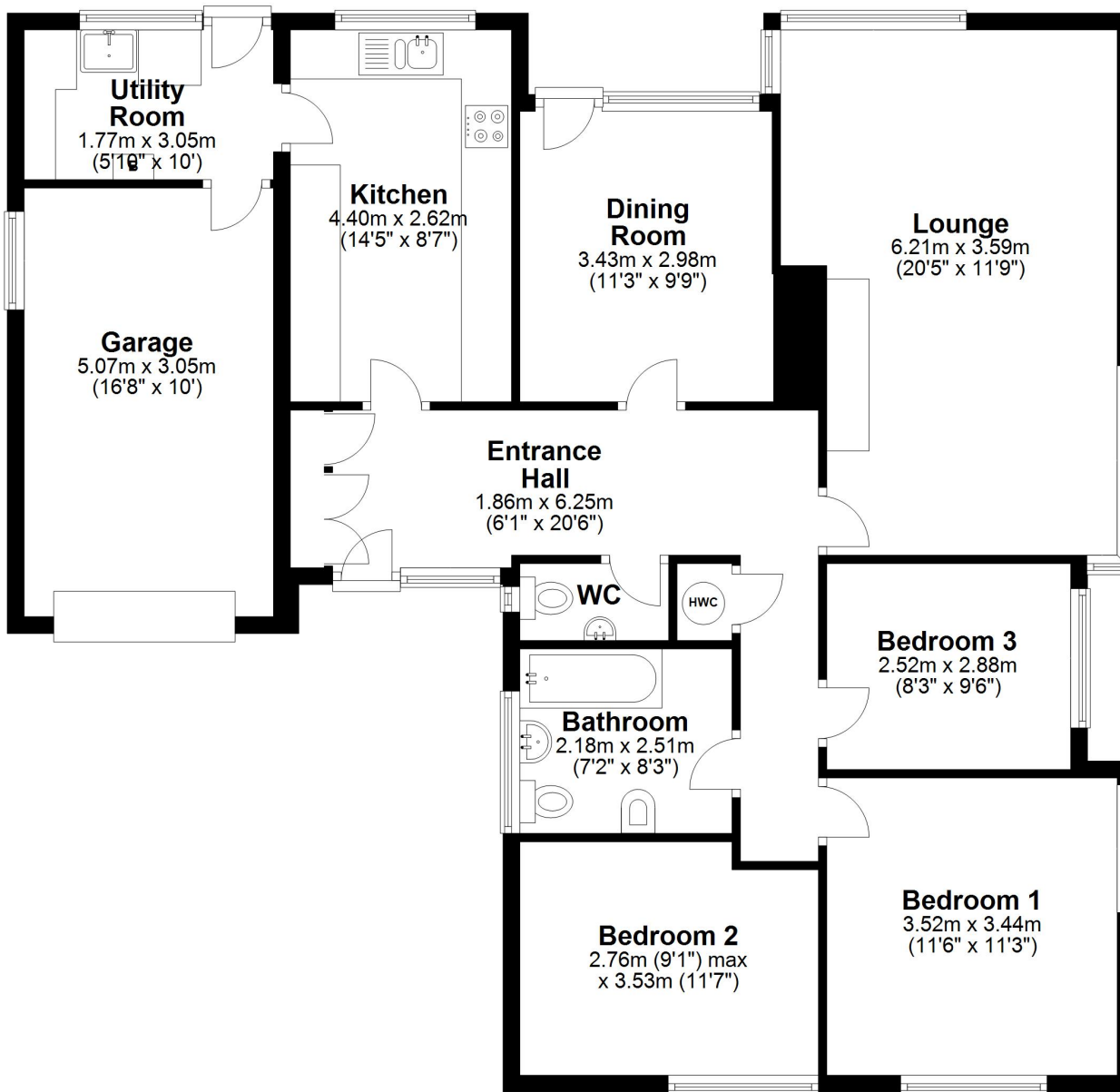
FREEHOLD

EPC Rating:



Ground Floor

Main area: approx. 103.3 sq. metres (1111.9 sq. feet)
Plus garages, approx. 15.5 sq. metres (166.4 sq. feet)



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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.



Boomin