



9, Hunters Lane
NORTHWICH CW8 2ZL

£800,000

www.westates.co.uk
01606 331784



A beautifully presented, three storey detached family home, located on the edge of the village.

- Three Storey Detached Home
- Three Reception Rooms
- Impressive Kitchen Breakfast Room
- Five Double Bedrooms
- Three Large Bathrooms
- Beautiful Landscaped Gardens
- Garage & Three Car Drive

Description

An immaculately presented, three storey detached family home located on the edge of the village. The property offers spacious and versatile accommodation with three ground floor rooms, an impressive kitchen breakfast room, entrance hall and cloakroom. The garden is accessible from bi-folding doors in both the lounge and kitchen. On the first floor there is a large master bedroom with connecting dressing room and large en-suite bathroom. There are two further large rooms on the first floor, one is used as a bedroom and the other as an office/study, there is also a second large bathroom, a landing area and laundry room. On the second floor there are two large rooms, one is currently used as a bedroom and the other as a music/hobby room and there is a balcony that links the two externally. There is also a large bathroom on this floor along with a large landing area and box/storage room. Outside there are beautiful landscaped gardens, an attached garage and there is a three car driveway. The property fronts a lovely wooded copse.



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 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 Wilfred'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

LEASEHOLD

EPC Rating:

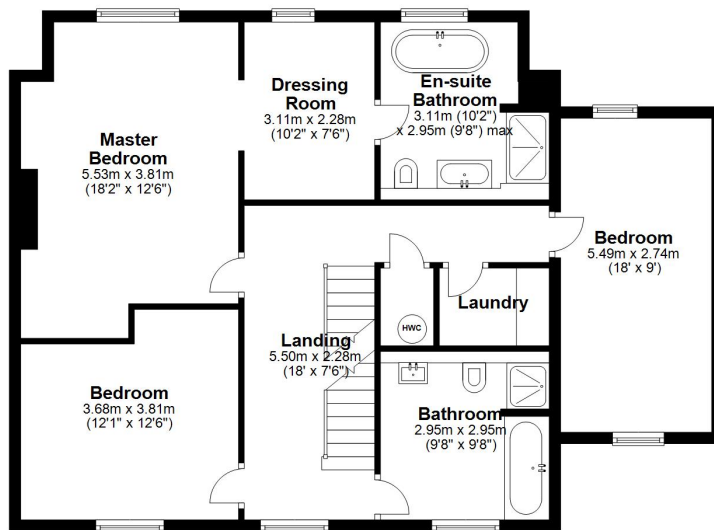
Important Notes

Type Here



First Floor

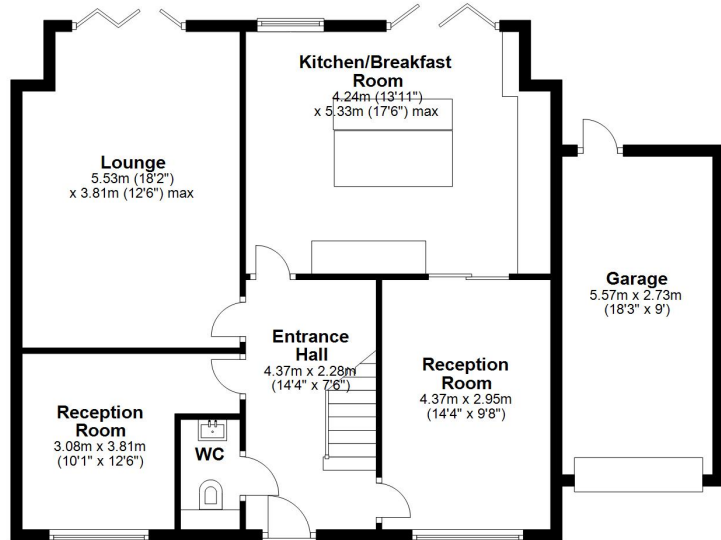
Approx. 94.9 sq. metres (1021.5 sq. feet)



Ground Floor

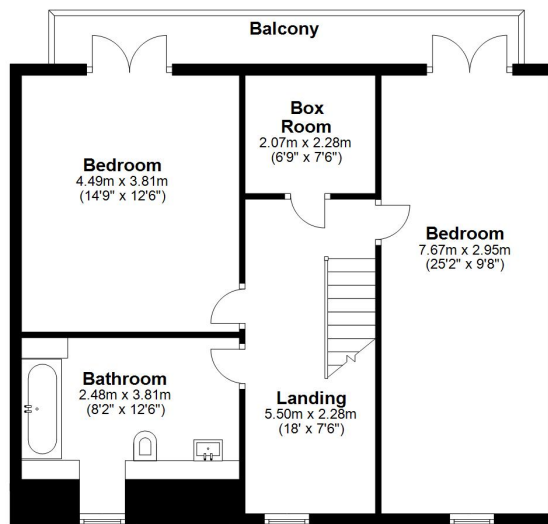
Main area: approx. 79.3 sq. metres (853.5 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.9 sq. feet)



Second Floor

Approx. 69.0 sq. metres (742.4 sq. feet)



Main area: Approx. 243.2 sq. metres (2617.4 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.9 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.