







- Entrance Hall & Cloakroom
- Lounge
- Kitchen Dining Room
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- South Facing Garden
- Allocated Parking

### Description

An immaculately presented, modern mews style property, set on a popular cul-de-sac, within walking distance of the village centre. With gas central heating and PVCu double glazed windows, comprises: Entrance hall, cloakroom/WC, lounge, kitchen dining room, first floor landing, master bedroom with built-in wardrobe and en-suite shower room, two further bedrooms and family bathroom. To the rear there is a good size, sunny, south west facing garden and there is an area to the side for reserved parking.





**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 houses 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**

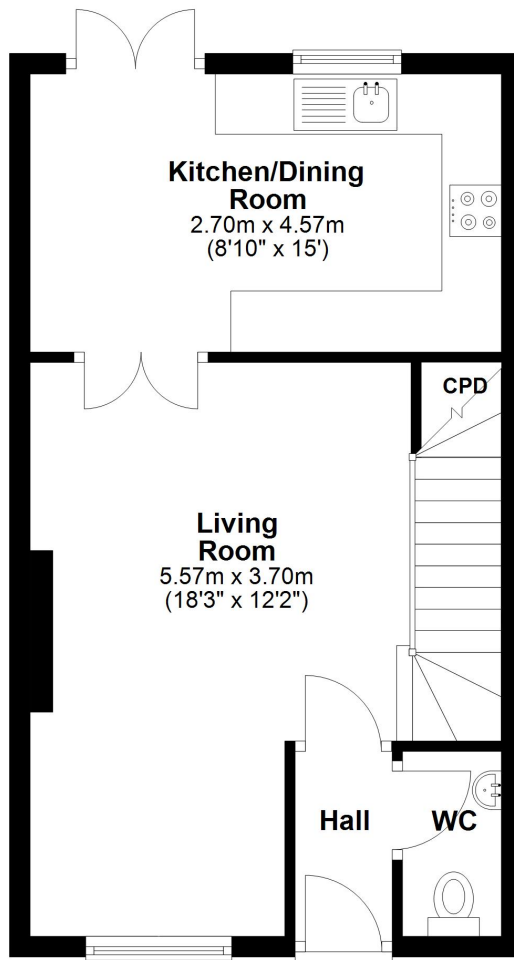
FREEHOLD

**EPC Rating:**



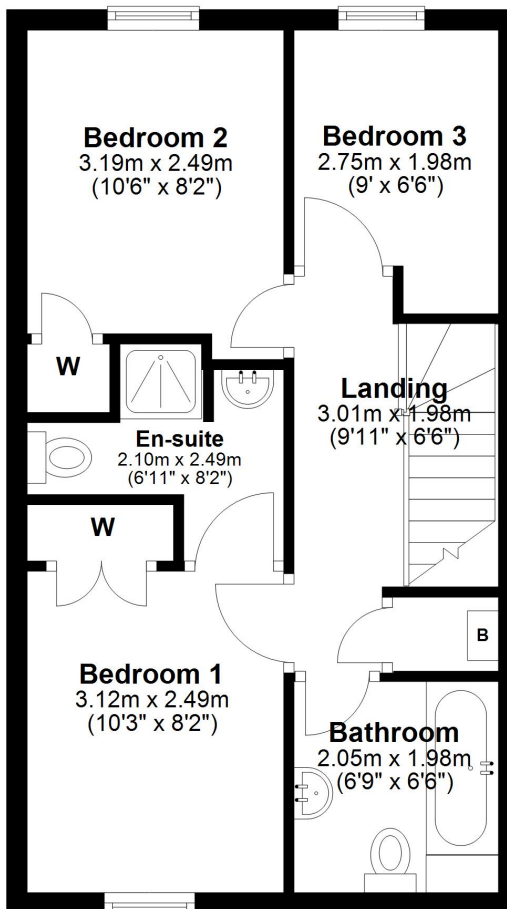
## Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



## First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 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