





An immaculately presented family home, located on the edge of the development with views directly over Marshall's Arm Nature Reserve

- Immaculate Family Home
- Views Over Nature Reserve
- Four Double Bedrooms
- Two Bath/Shower Rooms
- Large Lounge
- Kitchen Dining Room & Utility Room
- Integral Garage & Driveway

Description

An immaculately presented family home, located in a small cul-de-sac on the edge of the development with views directly over Marshall's Arm Nature Reserve with direct access to the woodland walks and River Weaver. Built by Redrow Homes to their Marlow design, which provides four generous double bedrooms, two high specification bathrooms, a large lounge, kitchen dining room, utility room and cloakroom. In addition there is an integral garage, driveway and well kept gardens. The property is also fitted with solar roof panels, which help to significantly reduce energy costs.



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. 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

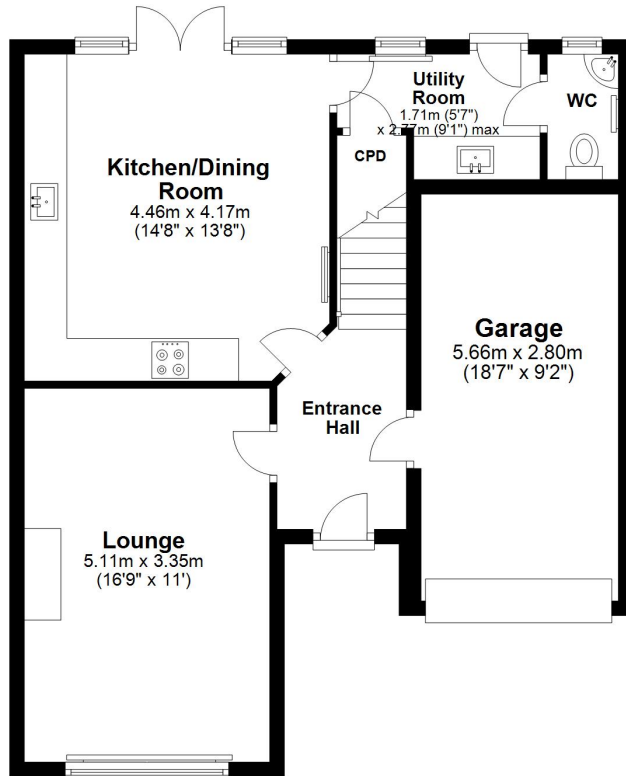
FREEHOLD

EPC Rating: A



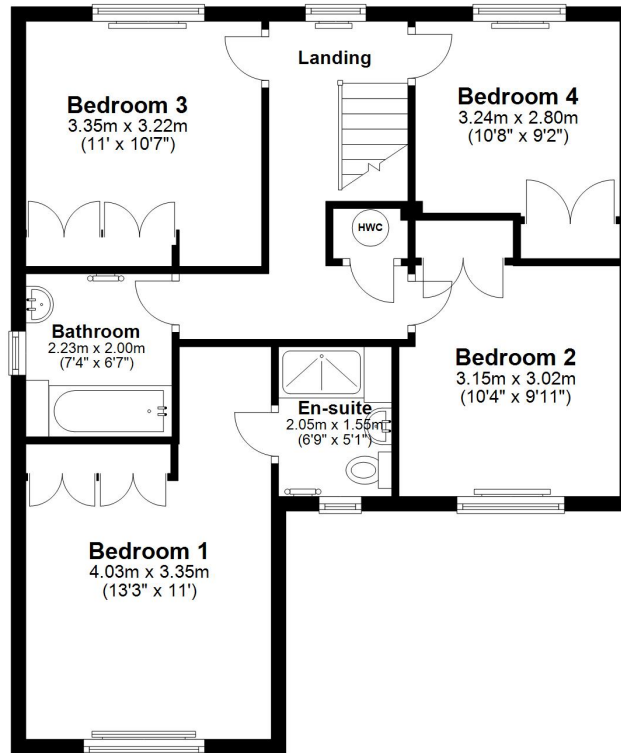
Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



Total area: approx. 129.8 sq. metres (1397.3 sq. feet)

