





A well-proportioned, detached home with a large 'man-cave' in the rear garden.

- Detached Family Home
- Open Plan Kitchen/Dining & Family Room
- Lounge
- Four Bedrooms
- Two Bath/Shower Rooms
- Low Maintenance Garden
- Large 'Man-Cave'/Garden Room
- Double Garage & Driveway

Description

A large, detached, family home, located on a popular development and featuring a large 'man-cave'/garden room, which is located in the rear garden. The property has been improved in recent years and comprises: Reception porch, entrance hall, lounge, open plan living kitchen, conservatory, utility room, cloakroom/WC and integral double garage on the ground floor and landing, four bedroom, en-suite shower room and family bathroom on the first floor. The rear garden is low maintenance and the 'man-cave' features a bar, seating area with wood burning stove and to the side there's a covered area, where the current owners house a 'hot-tub'. To the front of the house, there is a double width driveway and grassed area with laurel hedging. Please note that the house backs onto the West Coast Main Line Railway and is close to the A556, Northwich bypass, so whilst there will be higher levels of noise, the house is not overlooked and therefore extremely private.



Location

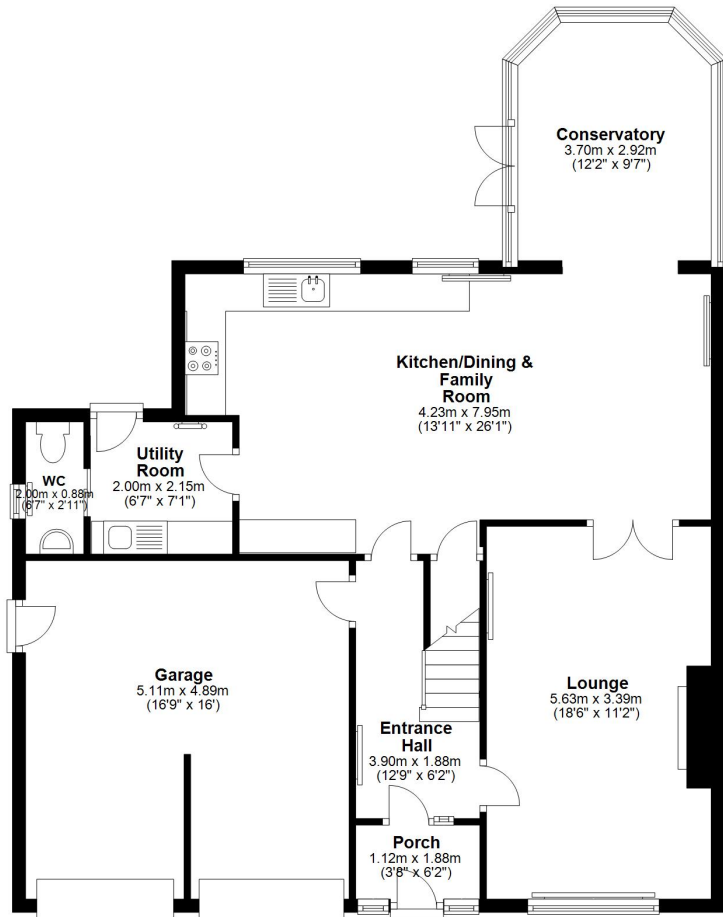
Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public house's in the village, The Red Lion, The Coachman and the recently renovated Hartford Hall Hotel, in addition 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



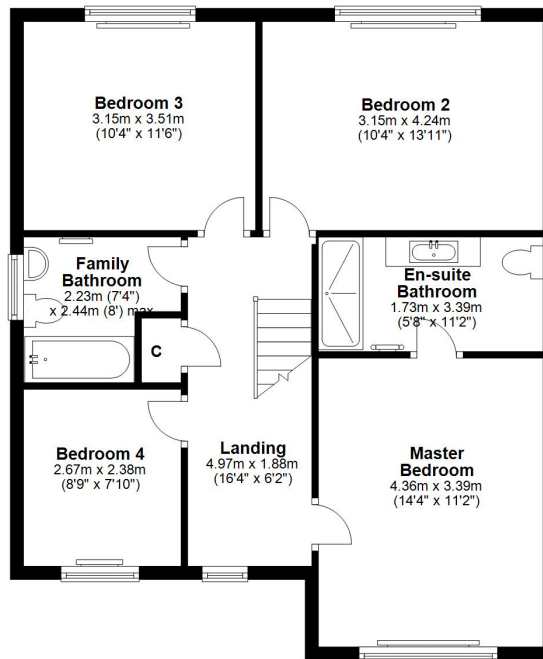
Ground Floor

Approx. 92.4 sq. metres (994.8 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.5 sq. feet)



Total area: approx. 161.1 sq. metres (1734.3 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.