







- Modern Semi-Detached Home
- Lounge
- Kitchen Dining Room
- Three Bedrooms
- Modern Bathroom
- Mature Gardens & Parking

### Description

A modern, semi-detached home, conveniently located being close to Greenbank Railway Station and the Hartford Campus with its excellent range of schools for all ages. The property is exceptionally well presented with a modern re-fitted kitchen and bathroom, a new composite front door and garden fencing and gate. The loft is fully boarded with power and light and retracting ladder. With gas central heating and PVCu double glazed windows, the accommodation comprises: Entrance hall, lounge, kitchen dining room, first floor landing, three bedrooms all with fitted bedroom furniture and bathroom. Externally there is a mature rear garden and there is a driveway with parking for at least two cars. An internal viewing appointment is advised.





**Location**

Local amenities are well catered for with the shops on Chester Road, Castle which offer everything you could want or need. Two railway stations serve the area 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 the area 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

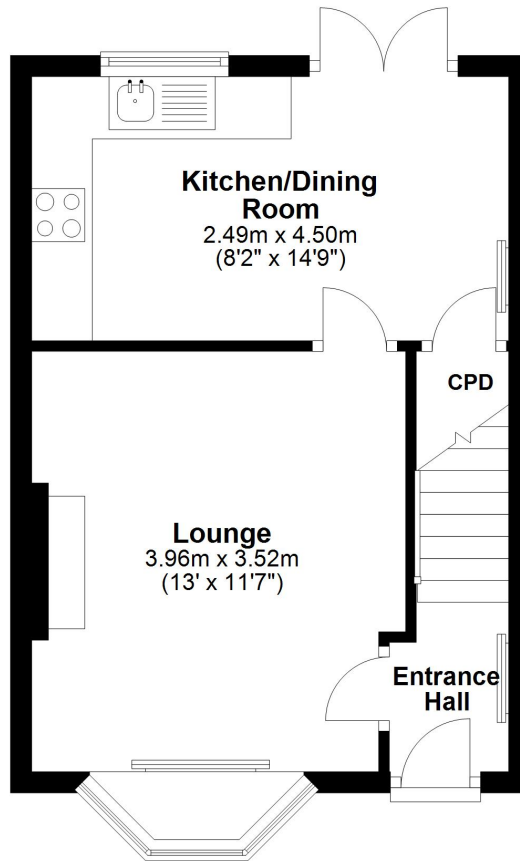
**EPC Rating: C**





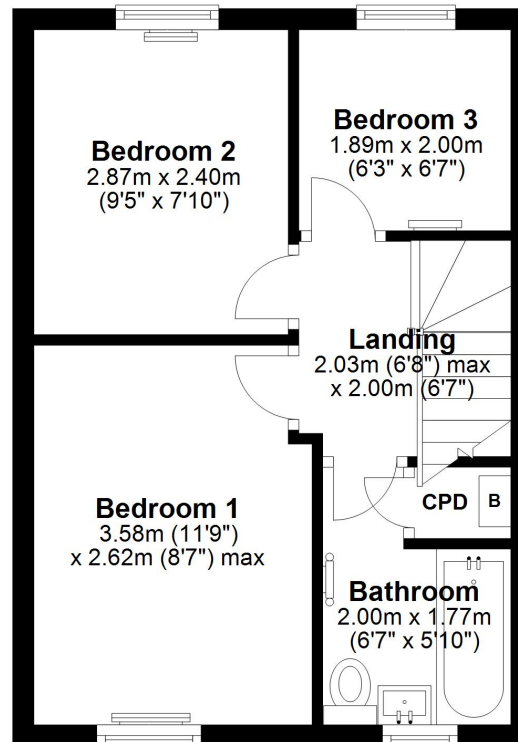
## Ground Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



## First Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.7 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



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.