





A Uniquely designed, detached Hartford Home, conveniently located within a short stroll of the village amenities

- Uniquely Designed Detached Home
- Two/Three Bedrooms
- Three/Four Reception Rooms
- Conservatory
- Two Bath/Shower Rooms
- Front & Rear Gardens

### Description

A uniquely designed, two/three bedroom detached house, conveniently situated and within only a short stroll to Hartford Railway Station and all the facilities in the village centre. With gas central heating and PVCu double glazed windows, comprises: Ground floor, Entrance hall, cloakroom/WC, sitting room, conservatory, dining room, kitchen, study/bedroom and garage/store. First floor, landing, superb lounge with vaulted ceiling and balcony, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom and bathroom. Outside there is an open plan garden and driveway to the front and there is a mature garden to the rear.



## 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

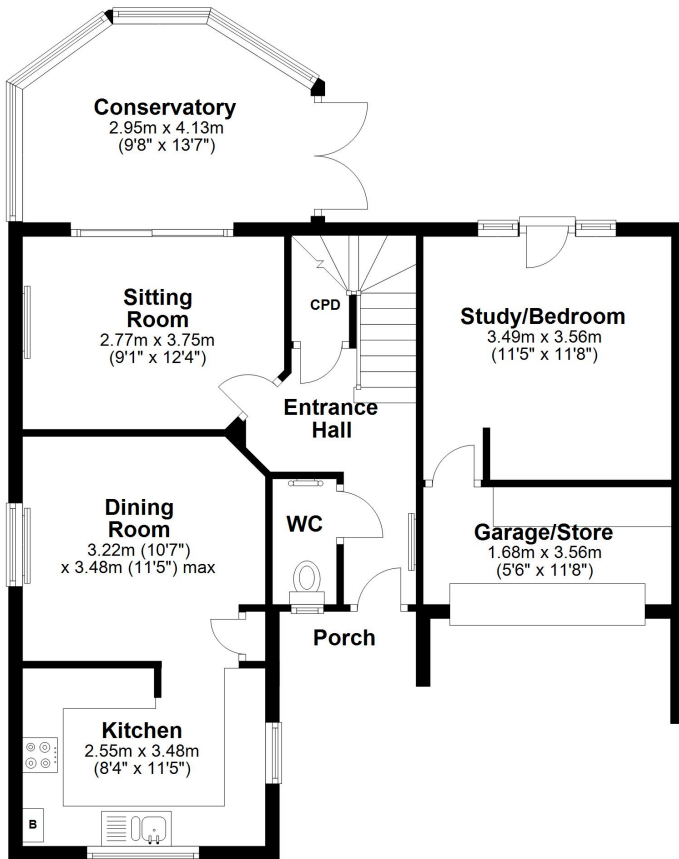
FREEHOLD

**EPC Rating: D**



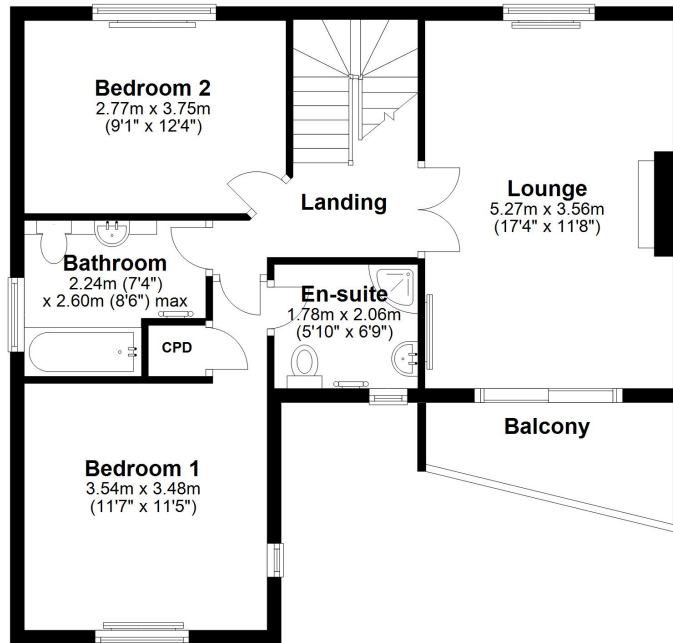
### Ground Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



### First Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



Total area: approx. 133.3 sq. metres (1434.8 sq. feet)

