



**18, Grosvenor Avenue**  
Northwich CW8 1RP

**£335,000**

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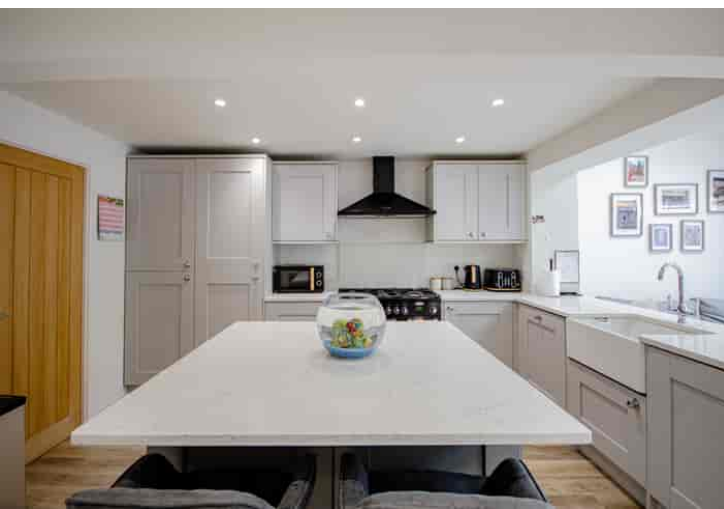


A wonderful, extended and exceptionally well presented Hartford family home.

- Wonderful Hartford Family Home
- Extended Front & Rear
- Open Plan Kitchen/Dining & Family Room
- Large Lounge
- Three Bedrooms
- Luxury Bathroom
- Low Maintenance Garden
- Garage & Full Width Driveway

### Description

This is a wonderful, Hartford family home, it's been extended to both the front and the rear and is presented to an extremely high standard throughout. An extended entrance hall leads to both the lounge and kitchen and there is a modern cloakroom/Wc housed under the staircase. The lounge is spacious and has a large picture window to the front. To the rear there is an open plan 'day room' including a single storey extension with bi-folding doors that open to the garden. The kitchen boasts lots of fitted cupboards and built-in appliances and quartz worktops. There is ample room for a large dining table and space for lounge furniture, looking out over the garden. Upstairs there are three ample bedrooms and a luxury bathroom with freestanding bath and separate shower cubicle. To there front of the house there is a full width block paved drive, the drive continues along the side of the house to a detached garage. There is a low maintenance garden at 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 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

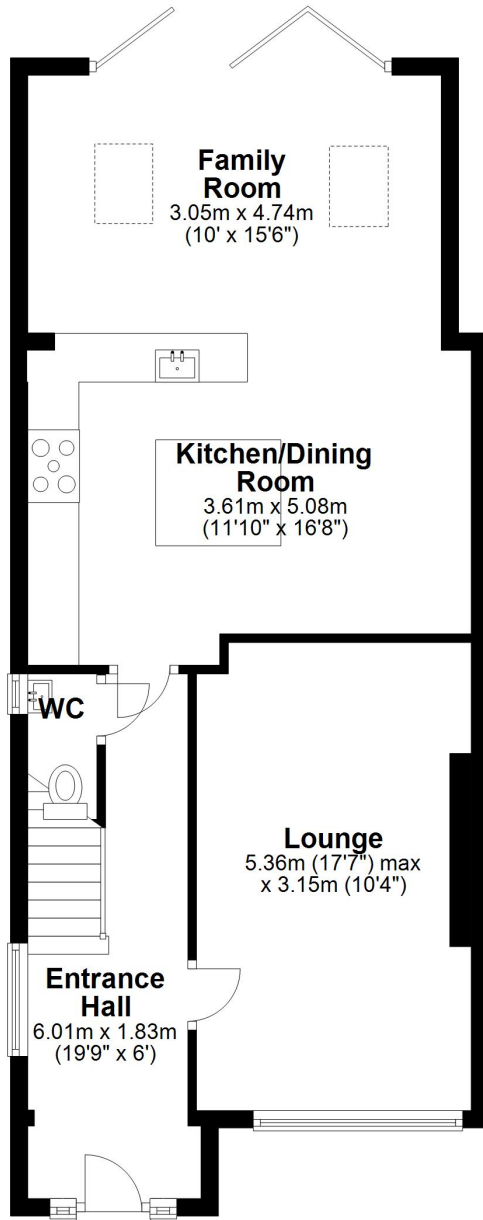
FREEHOLD

## EPC Rating:



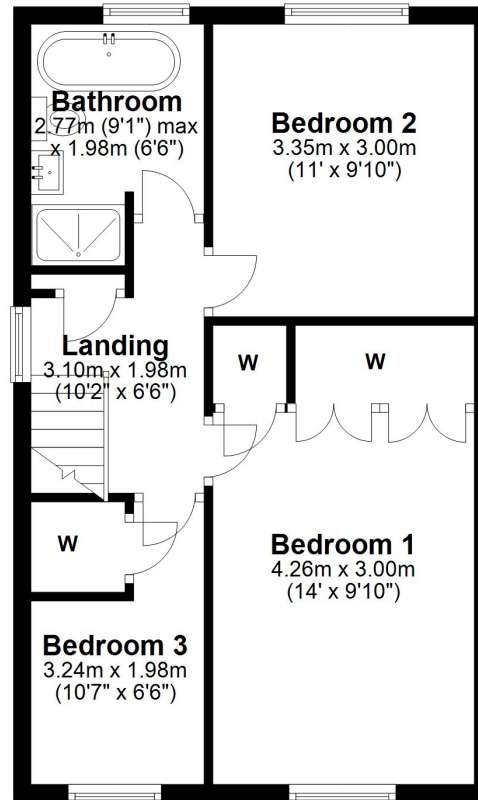
## Ground Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



Total area: approx. 105.4 sq. metres (1134.9 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.