



32, Woodlands Road
Northwich CW8 1NS

£500,000

www.westates.co.uk
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An outstanding 1930's extended semi-detached with landscaped garden and large garden room.

- Extended Semi-Detached Home
- Luxuriously Appointed
- Two Reception Rooms
- Luxury Kitchen Dining Room
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Landscaped Garden
- Large Modern Garden Room
- Off Road Parking

Description

An outstanding 1930's, semi-detached home with a double storey extension to the side and rear. The property is situated in a quiet, little known back-water yet is within walking distance of the village centre and has been fully modernised and is luxuriously appointed throughout. Decorated in a contemporary style with quality fixtures and fittings and benefiting from PVCu double glazing and gas central heating. Comprises: Entrance hall, cloakroom/WC, sitting room, extended lounge, large luxury kitchen dining room, three double bedrooms, luxury ensuite shower room and bathroom. The attic is fully boarded with a retracting metal ladder. The stunning rear garden has been landscaped with low maintenance in mind and features different seating areas with a central path leading through manicured topiary hedging to a large, modern garden room. To the front and side there is off road parking for several cars.



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. 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

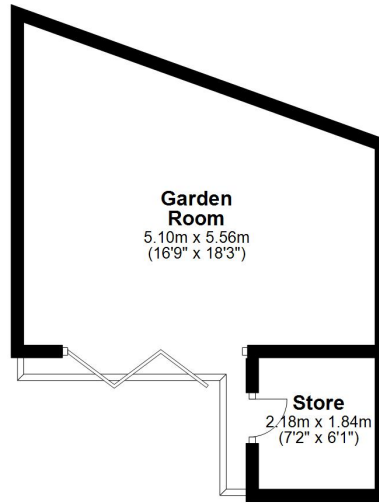
Freehold

EPC Rating: D



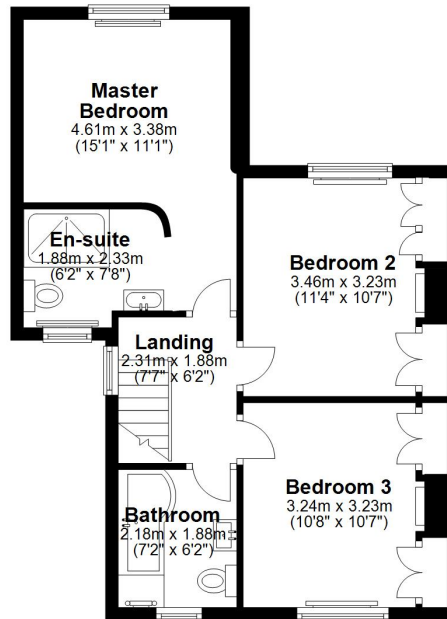
Garden Room (not in exact location)

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
 Plus outbuildings: approx. 27.0 sq. metres (290.9 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.6 sq. feet)

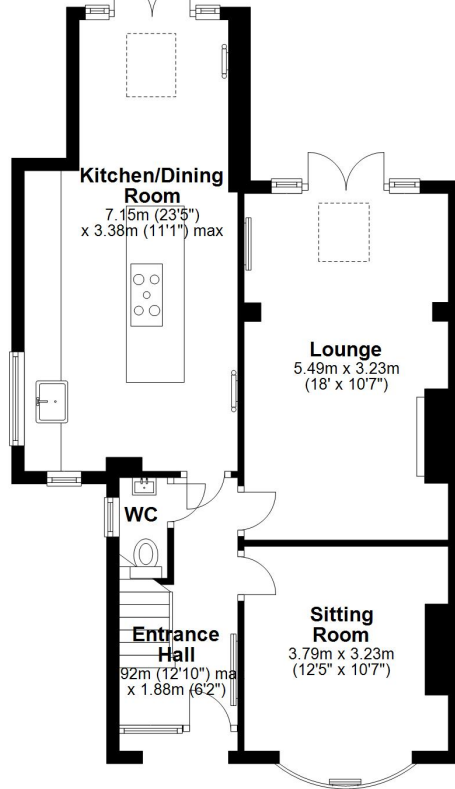


Main area: Approx. 107.5 sq. metres (1157.5 sq. feet)

Plus outbuildings: approx. 27.0 sq. metres (290.9 sq. feet)

Ground Floor

Approx. 60.1 sq. metres (646.8 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.