



**238, Chester Road**  
Northwich CW8 1LW

**offers over £500,000**

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A most impressive, 1920's built, detached family home, located in a premier location, close to the village centre.

- 1920's Detached Family Home
- Premier Hartford Location
- Two Reception Rooms
- Kitchen & Conservatory
- Utility Room & WC
- Three Double Bedrooms
- Mature Gardens
- Double Garage & Driveway

### Description

A most impressive, 1920's built, detached family home, located in a premier location, close to the village centre. The property is well presented and all the rooms are generously proportioned with many features associated with the period, including a lovely Minton tiled floor in the hallway, leaded light windows and authentic fireplaces. The home stands in large mature gardens and there is massive scope for extension to both the side and the rear, subject of course to the necessary planning restrictions. Comprises: Reception porch, entrance hall, lounge, dining room, conservatory, kitchen, utility room, WC, first floor landing, three double bedrooms (master with shower cubicle) and bathroom. There is a detached double garage and driveway located at the bottom of the garden with access from the side lane next to the village hall and tennis club.



**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 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:**

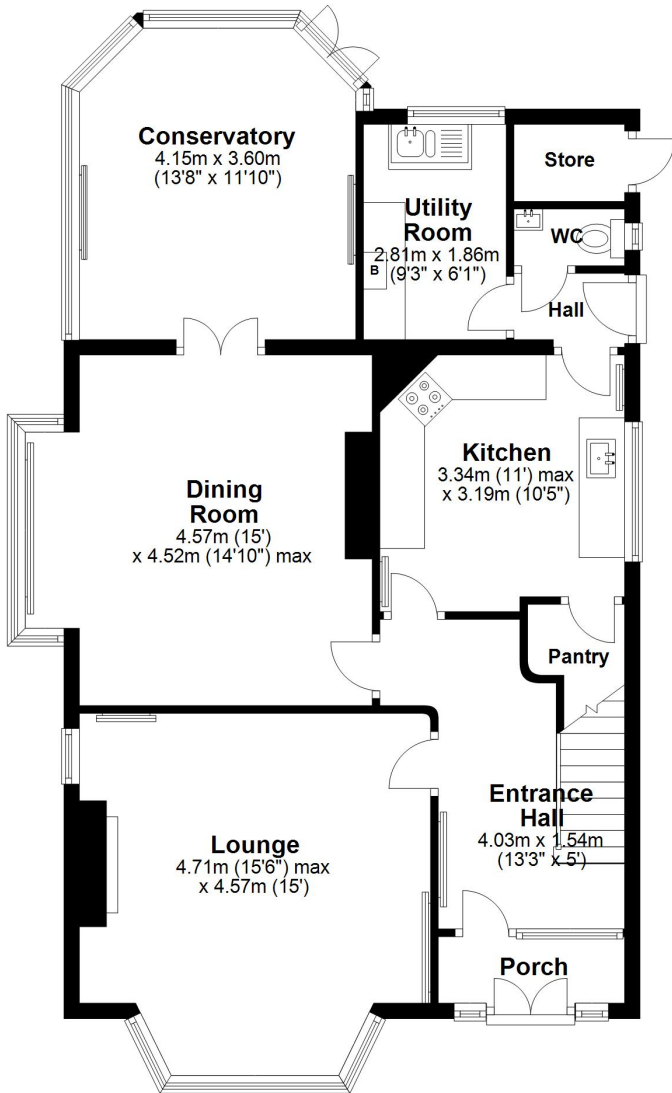
**Important Notes**

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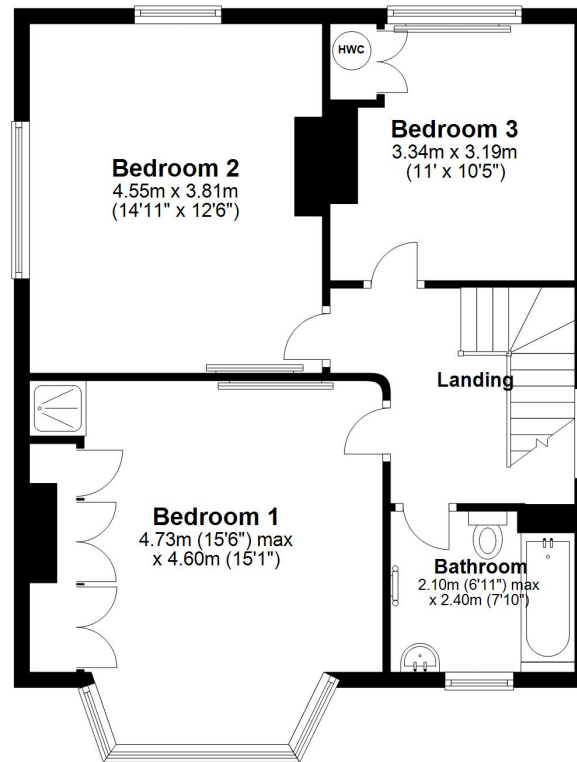
## Ground Floor

Approx. 89.3 sq. metres (961.3 sq. feet)



## First Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



Total area: approx. 151.7 sq. metres (1632.8 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.



**Boomin**