



12, Chantry Avenue
Northwich CW8 1LZ

£475,000

www.westates.co.uk

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An extended, detached Hartford family home, located close to the village centre.

- Extended Detached Family Home
- Three Reception Rooms
- Breakfast Kitchen & Utility Room
- Four Good Size Bedrooms
- Three Bath/Shower Rooms
- Mature Gardens
- Garage & Large Driveway

Description

An extended, detached Hartford family home, located within only a stones throw of the village centre and close to Hartford Primary School on Riddings Lane. The property has a double story extension to the rear and a single story extension to the side, in all, totally over 1,800 ft² (170 m²) of living space, not including the garage. Comprises: Reception porch, entrance hall, downstairs shower room, lounge, dining room, family room, kitchen breakfast room, side hall, utility room and garage on the ground floor and a landing, four bedrooms, en-suite shower room and bathroom on the first floor. Externally there is a large driveway to the front along with a pretty garden and car-port. to the rear there is a mature garden with lawn and patio areas.



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

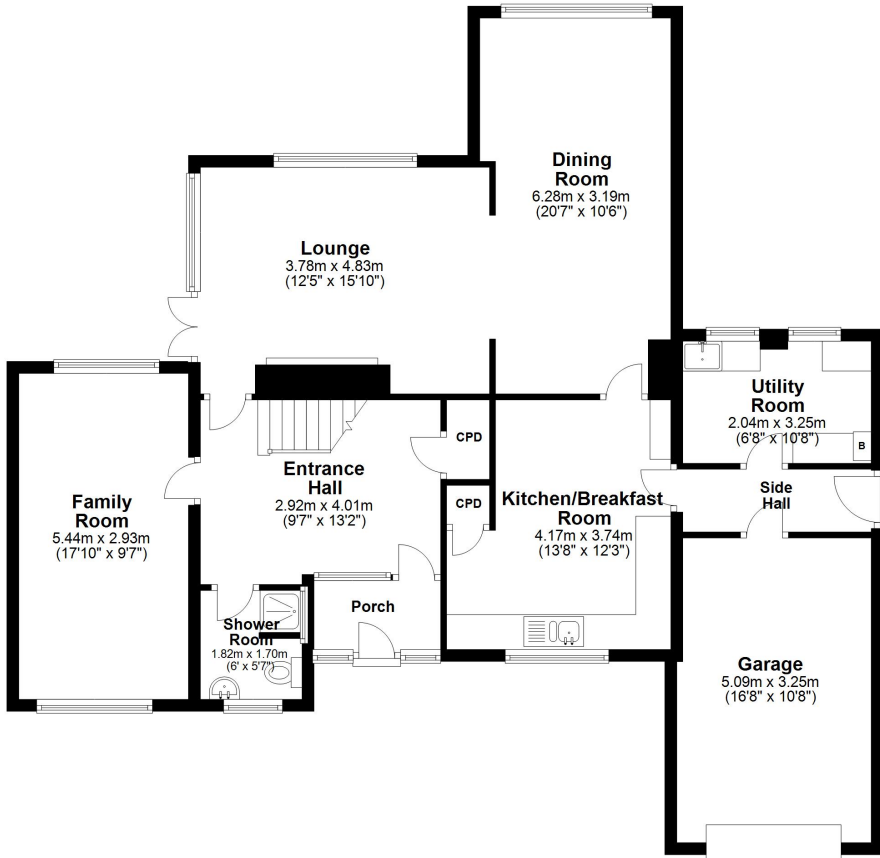
FREEHOLD

EPC Rating:



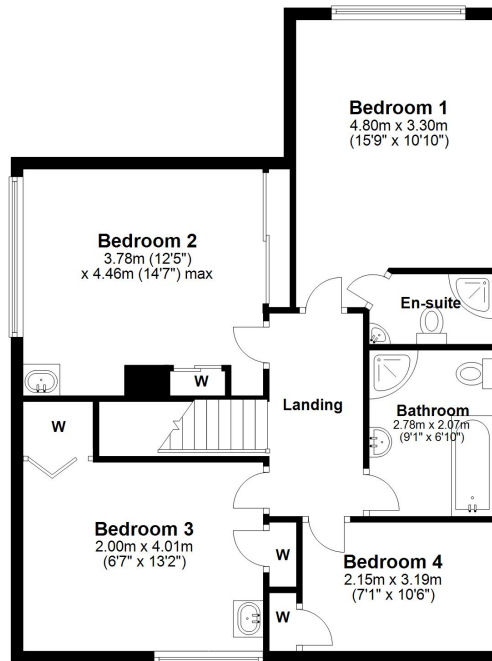
Ground Floor

Main area: approx. 99.8 sq. metres (1073.7 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.8 sq. feet)



First Floor

Approx. 71.4 sq. metres (769.0 sq. feet)



Main area: Approx. 171.2 sq. metres (1842.7 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.8 sq. feet)



Boomin

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.