





- Detached Dormer Style House
- Two Reception Rooms
- Conservatory
- Ground Floor Bedroom/Reception Room
- Kitchen & Utility Room
- Two First Floor Double Bedrooms
- Two Bath/Shower Rooms
- Large Gardens, Garage & Parking

Description

This is a most unusual detached, dormer style house, which is conveniently located close to the village centre. The property is offered in excellent decorative order and has been the subject of considerable expenditure over the past couple of years. Featuring PVCu double glazing and gas central heating, the accommodation comprises: Entrance hall, lounge with conservatory off, dining room, second conservatory, newly fitted kitchen, utility room/WC and bedroom/reception room on the ground floor and two double bedrooms with fitted wardrobes, en-suite shower room, bathroom and landing/dressing room on the first floor. Externally there are large well kept gardens along with an integral garage and ample off road parking. An internal viewing appointment is highly recommended.



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 houses 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:

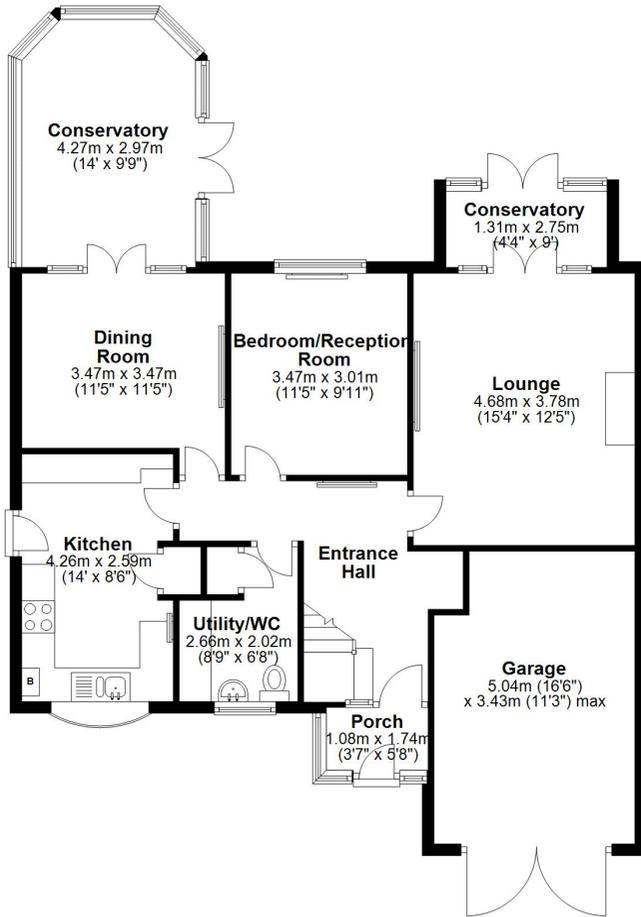
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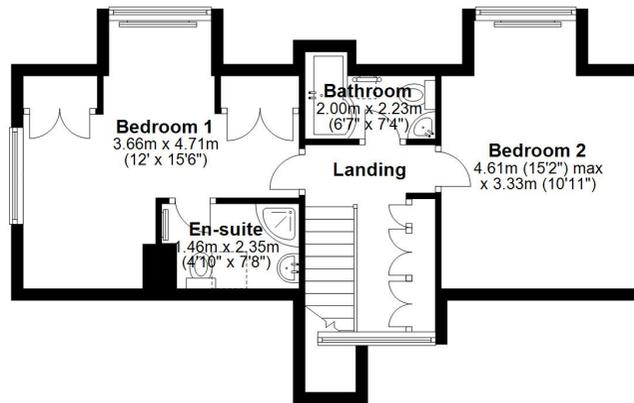
Ground Floor

Approx. 104.2 sq. metres (1121.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)

