



Wright Marshall
Estate Agents

**2 BERRYSTEAD, HARTFORD, NORTHWICH CW8
1NG**

OFFERS IN THE REGION OF £440,000



An extended three double bedroom chain free bungalow located in the highly sought after village of Hartford

Description

Owned in the vendors family for over twelve years this spacious bungalow is positioned on a large plot and is the perfect opportunity for downsizers looking to acquire a blank canvas in the desirable village of Hartford. The bungalow benefits from a recent new roof and double glazing throughout.

Externally the property is positioned on a large corner plot with a double tarmac driveway, two single garages, one of which houses the conventional boiler, to the front aspect and a private and enclosed lawned garden to the rear aspect.

Accommodation comprises spacious entrance hallway with two built in storage cupboards and ample hanging and shoe storage space.

The kitchen has a range of low level and eye level oak effect units with a selection of integrated appliances including an extractor hood, a four ring gas hob and oven and space for an American fridge/freezer and a family sized dishwasher. The utility room houses the plumbing for the washing machine, provides access to the three piece wet room and the rear lobby has a large built in storage cupboard and provides access to the rear garden.

The lounge measures over 17 ft by 13 ft with a feature gas fireplace and three large double glazed windows creating a light and airy reception room which provides access to both the separate dining room and conservatory with stunning views across the rear garden. All three bedrooms are double bedrooms and finally there is also a three piece family bathroom, ideal for large families and catering for guests.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School located within walking distance followed by St Nicholas Catholic High School and Weaverham High School which are only a short drive away. Nearby primary schools also include Hartford Primary School, The Grange and Hartford Manor.

Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants such as The Hart of Hartford and the Press coffee shop, all located within strolling distance.

Hartford also offers a range of leisure and community facilities including a tennis club, cricket club, bowling club and nearby golf course. The surrounding Cheshire countryside provides excellent opportunities for outdoor recreation, with scenic walks along the River Weaver and easy access to destinations such as Delamere Forest and Marbury Country Park.

Moss Farm Sports Complex is just a short distance and local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located within walking distance to both Hartford train station (Liverpool to London) and Greenbank train station (Chester to Manchester).

Ground Floor
Approx. 151.5 sq. metres (1630.5 sq. feet)



Total area: approx. 151.5 sq. metres (1630.5 sq. feet)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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