



Wright Marshall
Estate Agents

195 BEACH ROAD, HARTFORD, NORTHWICH
CW8 3AD

OFFERS IN THE REGION OF £450,000



An immaculately presented and extended three double bedroom period property located within walking distance of Hartford village

Description

Purchased by the vendor over twenty years ago this property has been completely refurbished throughout to a high standard and has been extended to building regulation to create a useful store room, utility room and a third double bedroom, ideal for a growing family.

Externally the property has a brand new block paved, double driveway and a 7ft by 7ft store room which houses the combi boiler to the front aspect and there is side access to the private and enclosed partly flagged, partly lawned south facing rear garden with a 15 ft by 9 ft brick built outbuilding with electric, perfect for a workshop or a crafts room.

Ground floor accommodation comprises porch through entrance hallway with wooden flooring, stairs to the first floor and provides access to the downstairs WC, snug, lounge and kitchen/dining room.

The bay fronted snug has wooden flooring and a feature open fireplace creating a cosy reception room.

The lounge measures over 20 ft by 10 ft creating a large airy reception room with a feature log burner and French doors to the rear garden flooding the room with natural light.

The modern kitchen/dining room has tiled flooring, French doors to the rear aspect, a range of low level and eye level units, a selection of integrated appliances including an extractor hood, microwave, fridge freezer and space for a Rangemaster. The utility room provides space for the washing machine and provides direct access to the side aspect convenient for bin access.

Upstairs comprises spacious landing with a feature double glazed window to the side aspect, provides access to the partly boarded loft space, the three double bedrooms, all of which have fitted wardrobes and the modern three piece family bathroom.

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.

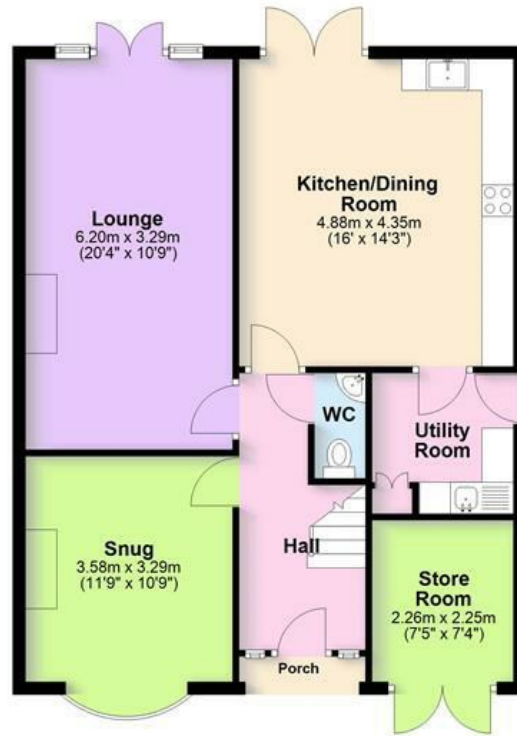
Nearby primary schools also include Hartford Primary School, The Grange and Hartford Manor.

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

Moss Farm Sports Complex is just a short distance. 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. 76.1 sq. metres (818.9 sq. feet)



Ground Floor
Approx. 13.1 sq. metres (141.2 sq. feet)



First Floor
Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 136.6 sq. metres (1470.5 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		
	75	81
England & Wales	EU Directive 2002/91/EC	

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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