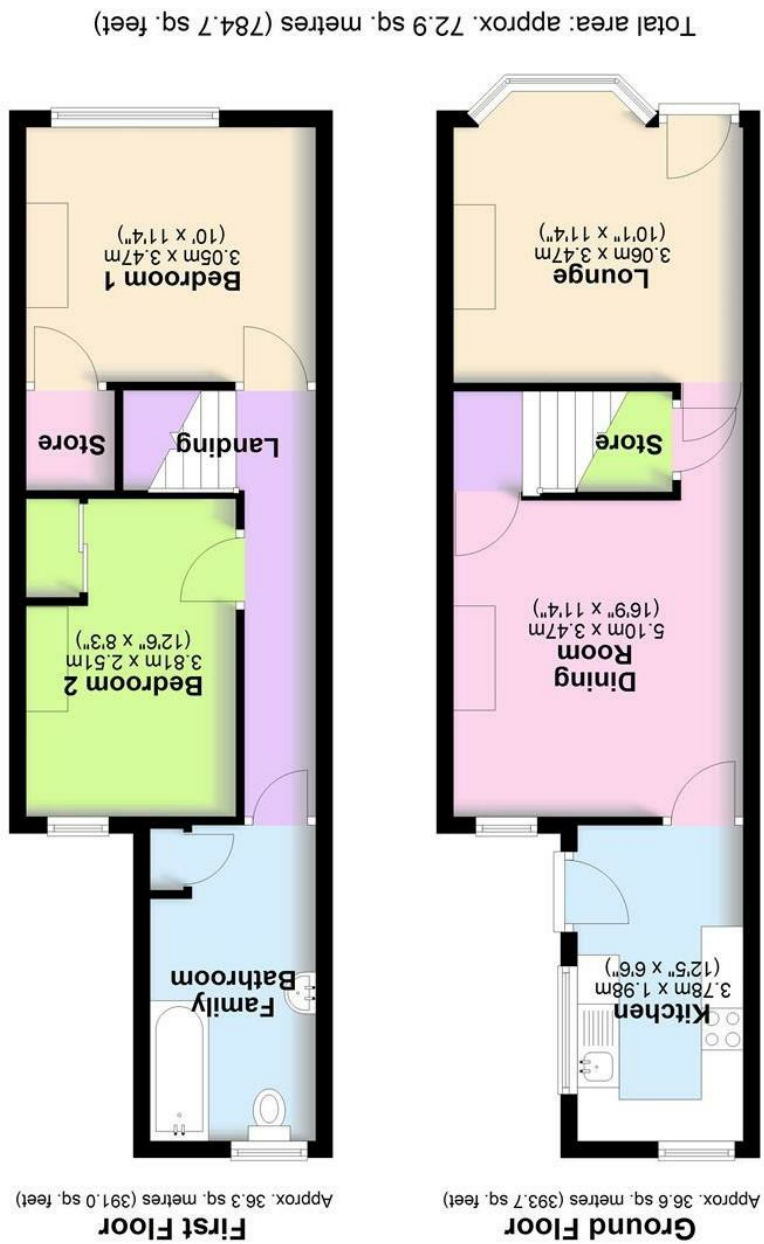


MISREPRESENTATION ACT 1967.
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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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OFFERS IN THE REGION OF £230,000



25 SCHOOL LANE
HARTFORD
NORTHWICH
CW8 1NP

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COUNCIL TAX BAND: B



An attractive period terrace with a rear yard located in the heart of Hartford village

Description

Purchased by the vendor over forty years ago this period property has been maintained throughout and is the perfect opportunity for a first time buyer, downsizer or buy to let investor.

Externally the property is positioned directly opposite the church green in Hartford with stunning views from the lounge and main bedroom.

Accommodation comprises bay fronted lounge with a feature gas fire place, an understairs storage cupboard, a spacious dining room with another feature gas fire place, a double glazed window to the rear aspect, door to the stairs and door to the galley kitchen.

Particular mention must be made of the potential for a side return kitchen extension with French doors out onto the rear yard for homeowners looking for a larger kitchen.

The kitchen has a range of low level and eye level units, an integrated extractor hood and space for a gas cooker, washing machine and fridge/freezer and provides direct access to the rear yard.

Upstairs comprises two double bedrooms, both with built in storage cupboards/wardrobes and a three piece family bathroom with a built in cupboard housing the combi boiler.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School, St Nicholas Catholic High School and Hartford high school, all of which are located within walking distance followed by and Weaverham High School which is 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 Chime 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).