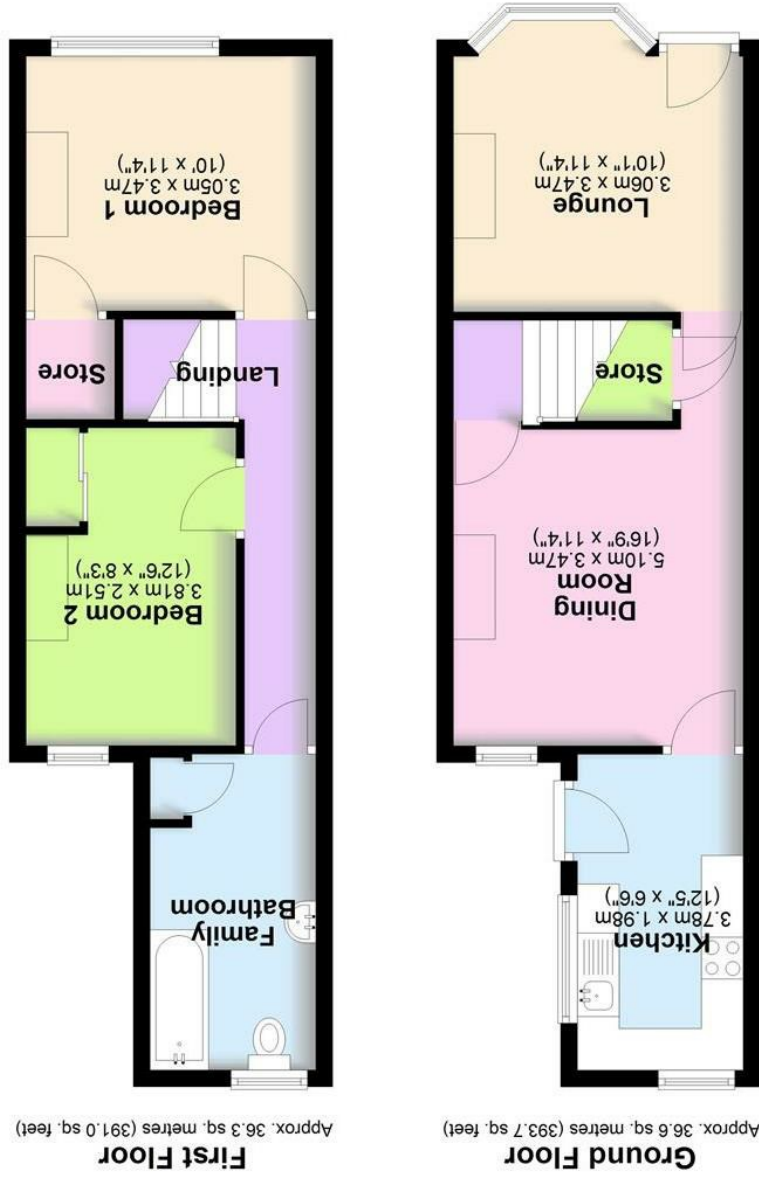


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 72.9 sq. metres (784.7 sq. feet)



**OFFERS IN THE REGION OF £230,000**



**25 SCHOOL LANE  
 HARTFORD  
 NORTHWICH  
 CW8 1NP**



**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).

