



Wright Marshall
Estate Agents

32 HILLSIDE, NORTHWICH CW8 4TD
OFFERS IN THE REGION OF £260,000



Chain free dwelling positioned on a large plot in need of modernisation throughout available on Firdale Park

Description

Purchased by the late vendor in 1998 this property sits in the highly sought after Firdale Park development, located within close proximity to both the centre of Northwich and Hartford Village.

Firdale Park is a family orientated development, ideal for young families with Moss Farm leisure complex located within walking distance and Greenbank and Hartford train stations are both within easy reach. Positioned on a shared driveway with just one bungalow the property sits on a very quiet and private plot, ideal for a growing family.

To the front aspect is the short tarmacked shared driveway with space for up to three vehicles to park and a single detached garage with potential for eaves storage.

The side gate provides direct access to the large rear lawned garden which has huge potential for a single storey rear and side return extension, subject to planning permission.

Ground floor accommodation comprises hallway, downstairs WC, spacious lounge with a double glazed window to the front aspect and a sliding door to the rear garden.

The dining room has great potential to be knocked through completely into the kitchen to create a large sociable kitchen diner with understairs storage and direct access to the rear garden.

Integrated appliances in the kitchen include a gas oven and electric hob, there is a selection of low level and eye level units, a brand new wall mounted Ideal combi boiler, sink with drainer and space for a fridge freezer and washing machine.

Upstairs comprises two double bedrooms, a third single bedroom/study and a three piece shower room.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School within walking distance, followed by St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away.

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

Hartford Village contains independent village shops, a supermarket, lovely cafes and restaurants, such as Chime and The Hart Of Hartford. Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located within close proximity to both Greenbank train station (Chester-Manchester) and Hartford train station (Liverpool-Birmingham), ideal for commuters.

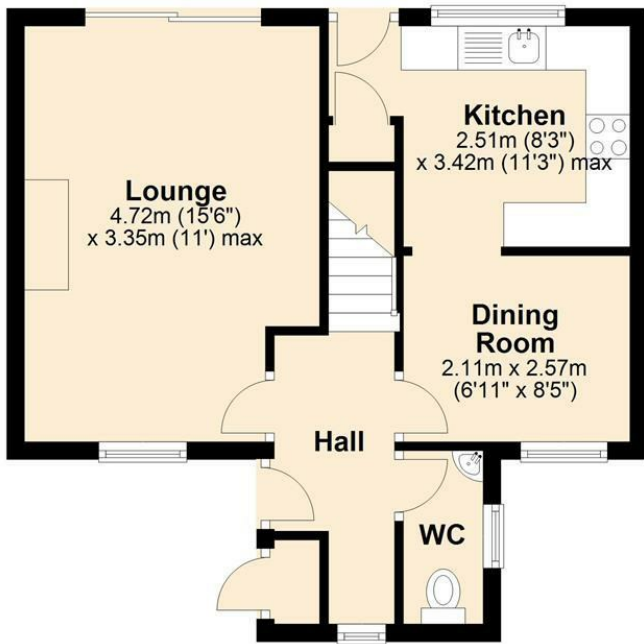
Ground Floor

Approx. 13.2 sq. metres (142.3 sq. feet)



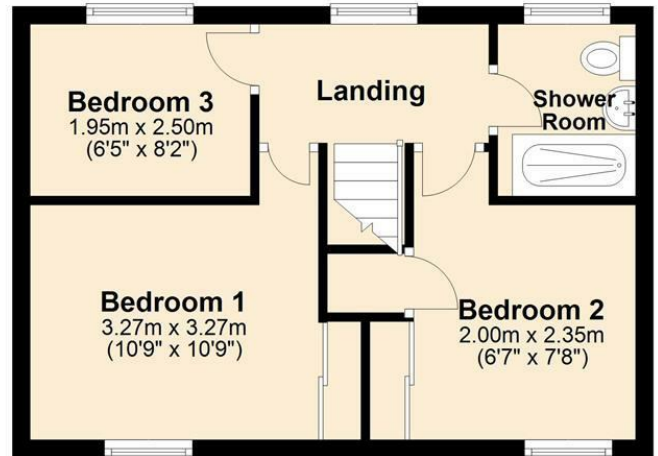
Ground Floor

Approx. 37.4 sq. metres (402.0 sq. feet)



Second Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 82.4 sq. metres (887.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	



Wright Marshall
Estate Agents

