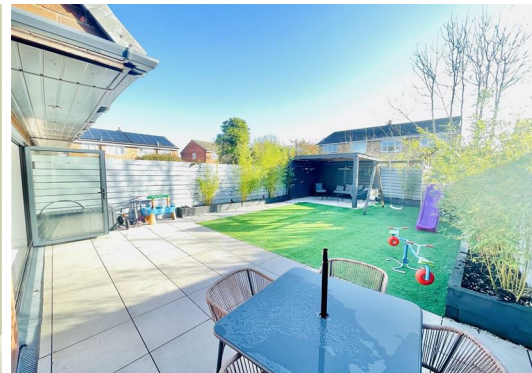




Wright Marshall
Estate Agents

12 BRERETON ROAD, HARTFORD, NORTHWICH
CW8 1RL

OFFERS IN THE REGION OF £320,000



A modernised three bedroom property ideal for first time buyers located within walking distance of Hartford village

Description

Purchased by the current vendors five years ago this property has been refurbished throughout to a high standard and is the perfect opportunity for first time buyers.

Externally the property is positioned on a desirable plot located at the end of the cul-de-sac with a spacious double driveway to the front aspect with a side gate providing direct access to the south west facing partly flagged, partly astroturf rear garden.

Ground floor accommodation comprises entrance hallway with tiled flooring, stairs to the first floor and provides access to the modern downstairs WC and the lounge.

The cosy lounge has a large double glazed window to the front aspect, a feature media wall and provides access to the kitchen/dining room.

The open plan kitchen/dining room has tiled flooring, underfloor heating, bi-fold doors to the rear garden, a feature island, a range of low level and eye level units, a range of Bosch integrated appliances including an extractor hood, electric hob, double oven, washing machine, dishwasher and fridge-freezer.

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

Bedrooms one and two are both double bedrooms and bedroom two has the added advantage of triple fitted wardrobes and bedroom three is the perfect nursery/study with a large built in storage cupboard which houses the combi boiler.

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 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).

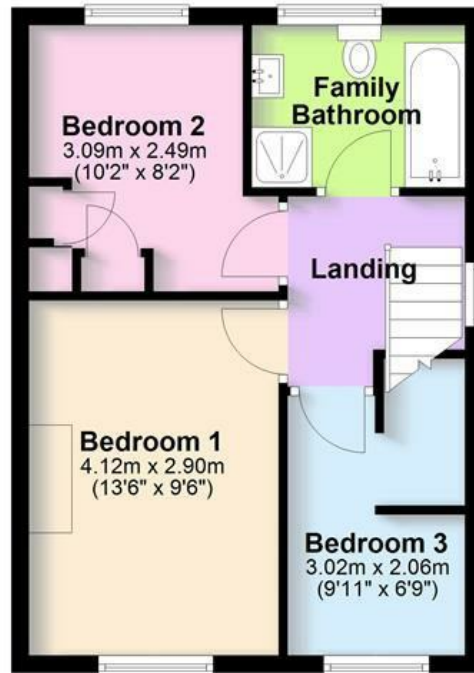
Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 74.0 sq. metres (796.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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	



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