



11 Abbey Way

Hartford, Northwich

- Detached Family Home
- Two Reception Rooms
- Kitchen & Conservatory
- Four Good Size Bedrooms
- Large Family Bathroom
- Mature Garden
- Garage/Store & Ample Parking

A traditional, detached family home, located in an established part of the village, within only a short stroll of the village shopping parade. The property boasts well proportioned rooms and in all extends to 1766 ft². There is also considerable scope to extend and improve the property to the new owners specifications. comprises: Entrance hall, cloakroom/WC, lounge, dining room, kitchen, conservatory, utility room, garage/store, first floor landing, four bedrooms and a large bathroom. Outside there is parking to there front and there is a good size mature garden to the rear.



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Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public house's in the village, The Red Lion, The Coachman and Hartford Hall Hotel, in addition there are two wine bars/bistros; Chime, located in the heart of the village and The Hart of Hartford, which is located on School Lane. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Hartford really excels is its range of excellent schools. the well regarded Grange private school is less than a mile away and both Hartford High and St Nicholas Catholic High School are within walking distance as are the four village primary schools; Hartford Primary School, St Wilfrid's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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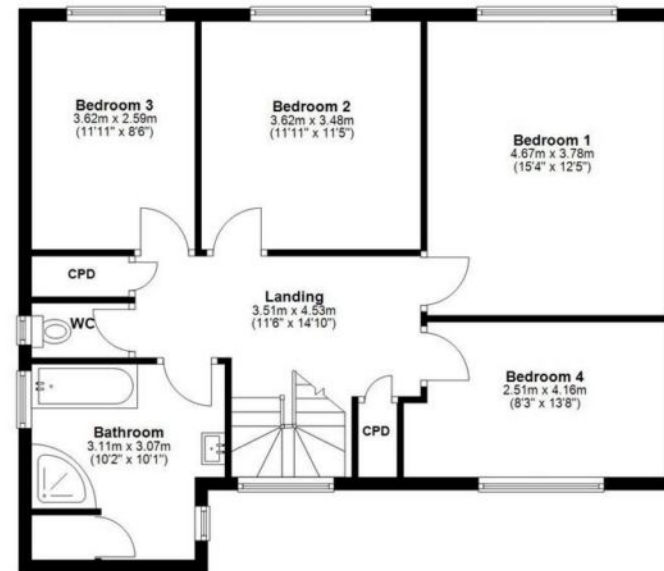
Ground Floor

Approx. 87.9 sq. metres (946.2 sq. feet)



First Floor

Approx. 76.2 sq. metres (820.4 sq. feet)



Total area: approx. 164.1 sq. metres (1766.6 sq. feet)



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