



4 Abbots Way

Hartford, Northwich

- Detached Family Home
- Three Reception Rooms
- Kitchen Breakfast Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Private Rear Garden
- Detached Garage & Driveway

A detached family home, located in a popular area, which is only a short walk from the village centre. The property does now require a programme of modernisation, which is reflected in the competitive asking price. With gas central heating and PVCu double glazed windows, the accommodation comprises: Entrance hall, cloakroom, study, lounge, dining room and kitchen breakfast room on the ground floor and four bedrooms, en-suite shower room, bathroom and landing on the first floor. Externally there is a private rear garden and detached garage and driveway with parking for two cars.



4 Abbots Way

Hartford, Northwich

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 the 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. 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.

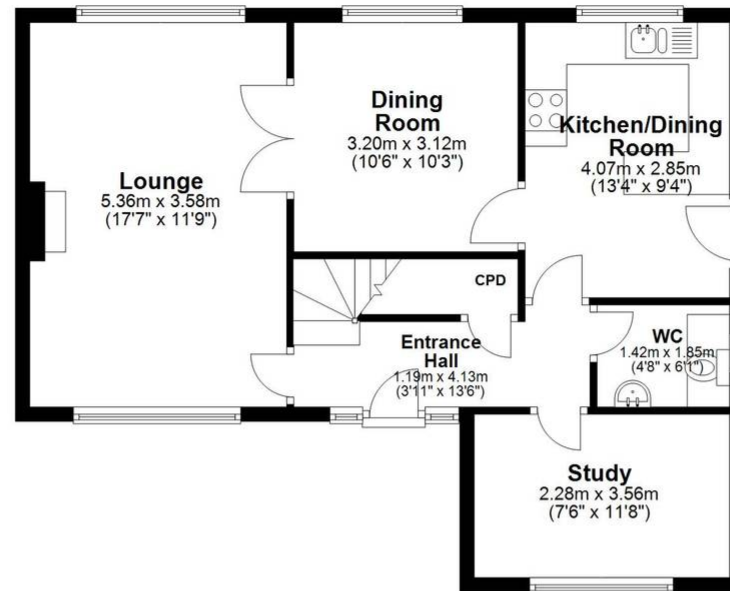
Council Tax band: E

Tenure: Freehold



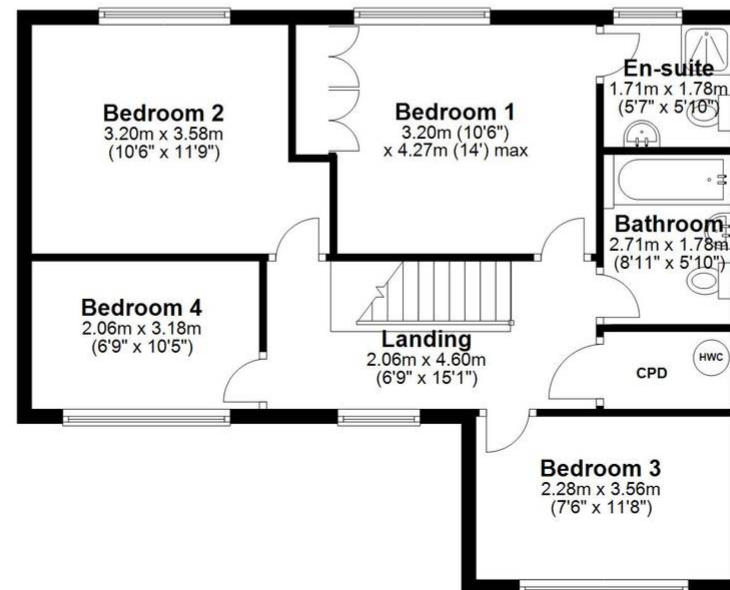
Ground Floor

Approx. 61.4 sq. metres (661.1 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



Total area: approx. 123.0 sq. metres (1324.3 sq. feet)



Williams Estates

33 The Green, Hartford - CW8 1QA

01606 331784

info@westates.co.uk

www.westates.co.uk/#/



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams