

Corner Brooke The Crescent,
Hartford,

Offers In Excess Of £700,000



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Corner Brooke The Crescent, Hartford, Northwich, Cheshire

Offers In Excess Of £700,000

A superb opportunity to acquire this imposing four bedroom period property with three reception rooms, spacious breakfast kitchen and generous gardens of approximately 0.5 acres located on one of Hartford's premier tree-lined roads within short distance of the village. This substantial property boasts spacious and well laid out living accommodation over the two floors and benefits from a many original features. The generous gardens are of particular note and has potential for development subject to planning permission. In brief, the property comprises to the ground floor; entrance porch, entrance hallway which provides access to the following rooms and access to the first floor, downstairs cloakroom/WC, Spacious living room with windows overlooking the rear aspect, sitting room, dining room, a large bespoke breakfast kitchen featuring a comprehensive range of appliances, a separate utility room, additional WC, access into the single garage. To the first floor the landing provides access to four double bedrooms, one with en-suite shower room and there is a family bathroom. Externally the property benefits from generous gardens of approximately 0.5 acres. To the front there is a driveway which provides parking for vehicles and access into the garage. There is a side gate which provides access to the side patio and main entrance. There are steps leading to the rear garden which is mainly laid to lawn with mature and well stocked borders. To the rear there is a parcel of land which offers scope for further development subject to any necessary planning permission. Awaiting EPC

LOCATION

The property is quietly situated in a long established and prestigious road within Hartford village. The area is renowned for its outstanding educational facilities, providing schools for all age groups which include the reputable Grange independent school and Roman Catholic schools. The area is perfect for the business traveler as Hartford railway station is within short distance and is part of the West Coast main line of Liverpool - Crewe - London. Greenbank

railway station is also nearby and is part of the Manchester to Chester line. The A556 bypass is easily accessible and connects directly to the motorway network from where many major commercial centres can be reached throughout the North West. The village centre provides local shops for daily needs, including a convenience store, post office and chemist, together with the picturesque St John's church. Northwich town centre benefits from a multiplex cinema, a number of restaurants, and a Waitrose store by the attractive marina.

GROUND FLOOR

ENTRANCE HALL

ENTRANCE PORCH

1.98m x 2.40m (6'6" x 7'11")

CLOAKROOM/WC

LIVING ROOM

4.24m x 5.47m (13'11" x 17'11")

SITTING ROOM

4.54m x 3.92m (14'11" x 12'10")

DINING ROOM

4.25m x 3.22m (13'11" x 10'7")

KITCHEN/BREAKFAST ROOM

3.48m x 6.49m (11'5" x 21'4")

UTILITY ROOM

2.70m x 4.59m (8'10" x 15'1")

INTEGRAL GARAGE

2.41m x 6.08m (7'11" x 19'11")

FIRST FLOOR

LANDING

BEDROOM ONE

4.48m x 6.40m (14'8" x 21'0")

BEDROOM TWO

4.99m x 4.17m (16'4" x 13'8")

BEDROOM THREE

3.49m x 3.55m (11'6" x 11'8")

EN-SUITE SHOWER ROOM

FAMILY BATHROOM

BEDROOM FOUR

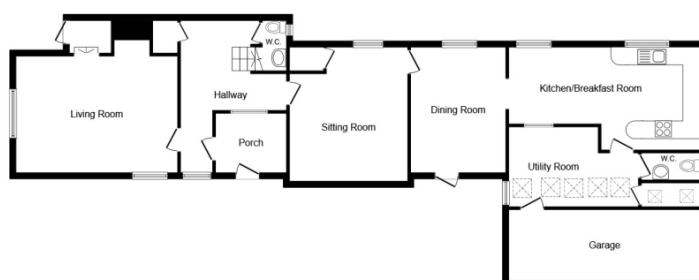
OUTSIDE

3.39m x 3.31m (11'2" x 10'10")

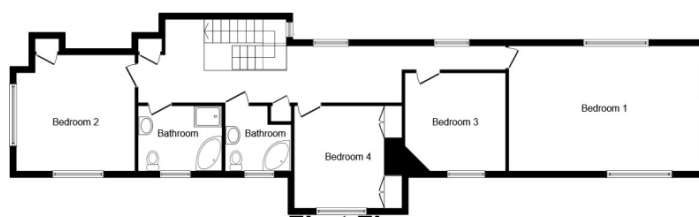
GARDENS



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 235.0 sq. m. (2,530 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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