



Hazelmere Close | Hartford | CW8 1QZ

EDWARD
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Features

- THIS IS A CHAIN FREE PURCHASE
- A newly renovated 3 bed 2 bath property
- With a beautifully appointed living kitchen
- All brand new sanitary fittings
- Excellent off road parking and feature garden

A stunning example of a house which has been the subject of a recent and magnificent renovation project. Enjoying a high quality specification such as new fitted carpets, new internal oak doors, new gas central heating system/new radiators and a Worcester Bosch boiler, upgraded electrics with new consumer unit, and

PVCu double glazed windows. The layout is in pristine decorative order and begins hall, spacious lounge/diner with bay over the rear garden, new bespoke fitted kitchen/living space with attractive oak flooring, quartz work surfaces and a fantastic selection of integrated appliances and cloakroom. To the first floor there is a master

bedroom with fitted wardrobes and en suite shower room, two more bedrooms and bathroom. The driveway provides excellent off road parking and a buyer's attention must be drawn to the good sized rear garden, extending to one side with garden store, which provide a high degree of seclusion and maturity.



The property is situated in a quiet cul de sac and forms part of a small exclusive development built by Messrs Bryant Homes in the early 1990s. Within walking distance of Hartford village centre where there are a selection of independent shops and 2 restaurants together with the focal point of the picturesque St John's Church. An attractive feature is that there is easy access for 2 railway stations. Hartford station, 0.8 miles, is part of the West Coast mainline connecting to London while Greenbank station, half a mile away, is on the Manchester to Chester route. The A556 bypass is less than mile distant and connects directly to the motorway network. Northwich town centre is 1.5 miles away and has a large selection of national stores, bars/restaurants, Waitrose supermarket set against a pretty marina and memorial court with swimming pool and gym.

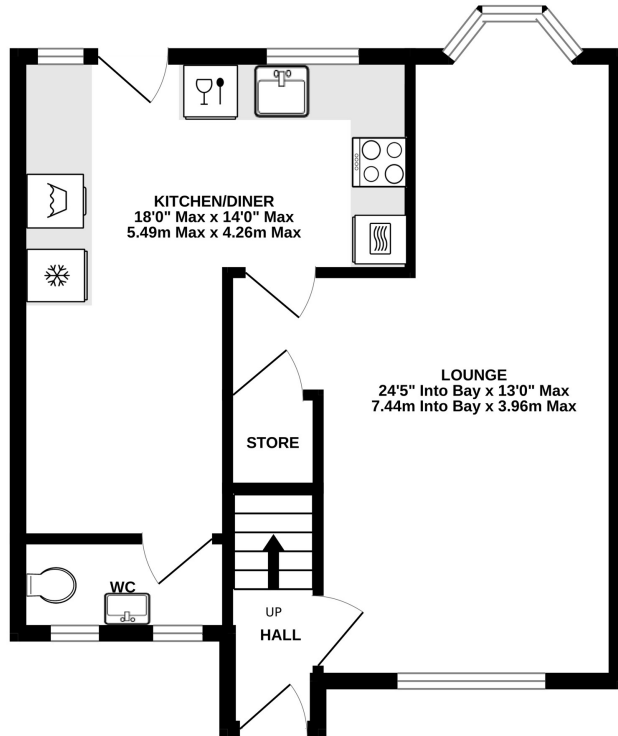
SERVICES: All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports.

ASSESSMENTS: Cheshire West and Chester Tax Band D - Energy Performance Rating Band - C

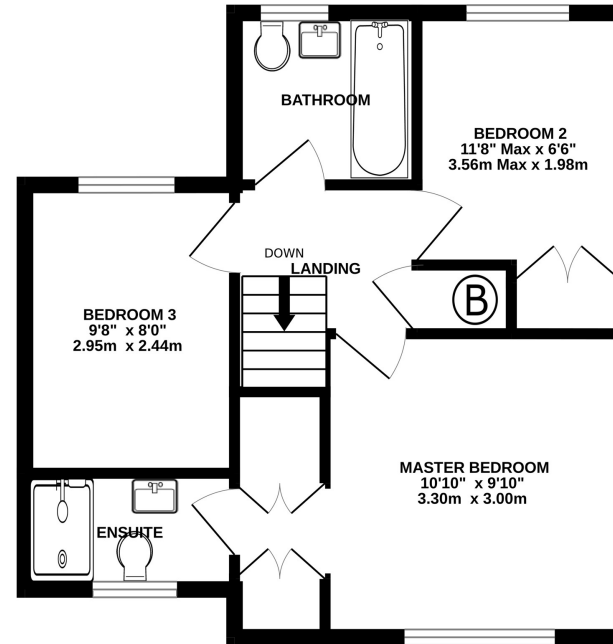
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

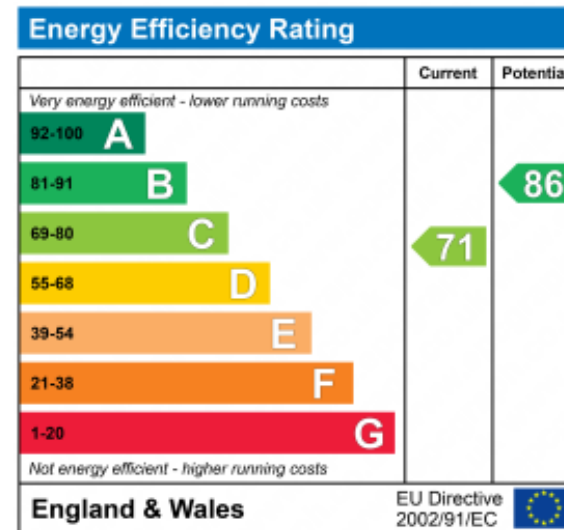
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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