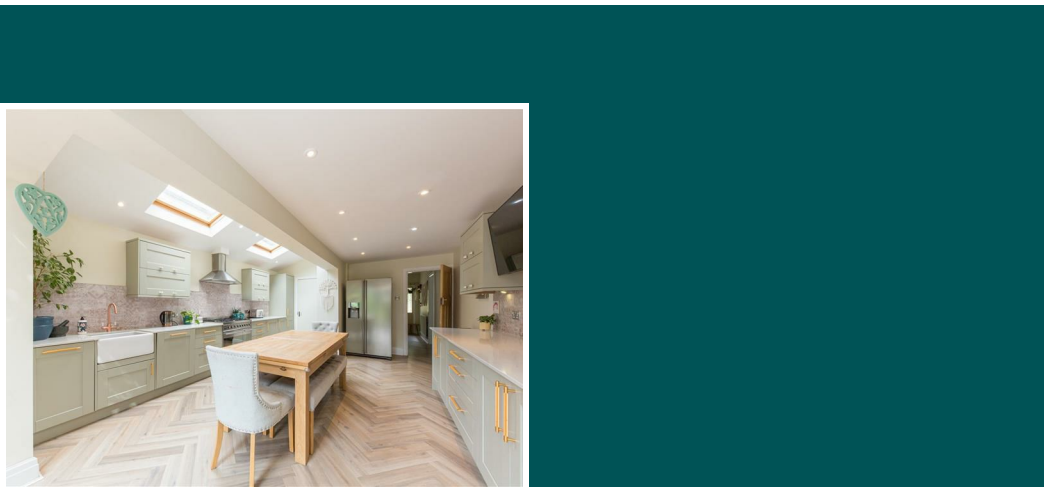


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 154.9 sq. metres (1667.3 sq. feet)



**OFFERS IN THE REGION OF £465,000**



**179 BEACH ROAD  
 HARTFORD  
 NORTHWICH  
 CW8 3AD**

**4** **3** **4** **D**   
**COUNCIL TAX BAND: E**





A beautiful Victorian semi-detached property, modernised throughout, located within walking distance to the highly regarded Grange school

### Description

Purchased by the current vendors in March 2021, this light and spacious property has been modernised throughout to take advantage of the beautiful views overlooking the rear garden.

The previous vendors extended the property to create a beautiful open plan kitchen/dining room through orangery with velux windows throughout, flooding the rooms with natural light.

Several works have been carried out since March 2021 including a brand new bathroom and en-suite shower room.

Positioned on the desirable Beach Road, located strolling distance to Hartford village and the renowned Grange School.

Downstairs accommodation comprises spacious hallway with downstairs WC and understairs storage. The double glazed bay fronted lounge with two built in storage cupboards is currently being used as a study, ideal for remote working if you have a large family like the current vendors. The spacious snug through play room is the perfect area for the family to enjoy and connecting to the open plan kitchen/dining room with French doors to the rear garden, the downstairs layout flows beautifully. You can always have one eye on your children's whereabouts while cooking in this beautiful modern kitchen with fitted appliances throughout including a gas hob, double oven, Belfast sink and if you're concerned about a lack of storage the garage has now been converted with integral access from the kitchen, providing a second study/gym/store room, where the combi boiler is also located.

Upstairs comprises a spacious landing with a double glazed window to the side aspect, three double bedrooms and an en-suite shower room off the bay fronted master bedroom with double fitted wardrobes. The fourth bedroom is the ideal size for a nursery/study, perfect for remote working and children's studies.

Externally the large rear garden has been partly flagged, partly lawned, ideal for summer dining when the adults want to enjoy a nice evening meal, while the children run around playing sport.

Hartford is an extremely desirable village in West Cheshire, home to fantastic private schools as mentioned above, but also fantastic state schools including St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away. Nearby primary schools also include The Grange, Hartford Primary School and Hartford Manor.

Hartford Village contains independent village shops, a supermarket, lovely cafes and restaurants, such as Chime and The Hart Of Hartford. Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located close to Hartford train station, providing direct travel to London & Liverpool and Greenbank train station, providing direct travel to Chester and Manchester.