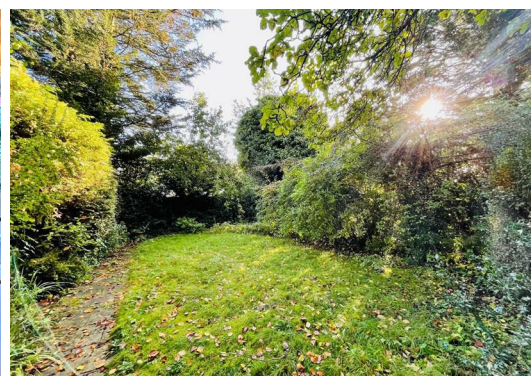




Wright Marshall  
Estate Agents

71 BEACH ROAD, HARTFORD, NORTHWICH  
CW8 3AB

OFFERS IN THE REGION OF £495,000



Chain free large family home in need of full refurbishment located on Beach Road in Hartford

## Description

Built in 1925 and purchased by the current vendor over 30 years ago, 71 Beach Road is a beautiful detached characterful property with enormous potential.

Set back from Beach Road, positioned on a large plot, the property is completely private to both the front and rear aspects, perfect for a growing family.

To the front aspect is the private tree lined driveway which opens up to provide ample parking for all the family with a detached single garage to the side aspect.

Accommodation comprises porch through entrance vestibule with the original staircase with understairs storage and windows to both the front and side aspects.

The large bay fronted lounge measures 13 ft 5 by 13 ft with beautiful original parquet flooring, lovely coving and high ceilings.

The large dining room with sliding doors to the rear garden measures 19 ft 2 by 11 ft 7 with original parquet flooring and serving hatch.

The morning room through kitchen has two large storage cupboards and a window to the side aspect. The kitchen has a selection of low level and eye level units, sink with drainer, two windows to the side aspect and a door to where the downstairs WC, store housing the wall mounted combi boiler and back door are located.

Upstairs comprises large quarter-landing with a new large double glazed window to the side aspect, flooding the space with natural light. Three of the bedrooms are doubles, the fourth is a single and there is a separate two piece family bathroom and WC.

To the rear aspect is a private enclosed rear lawned garden with pond, shed and log store.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School within walking distance, followed by 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.







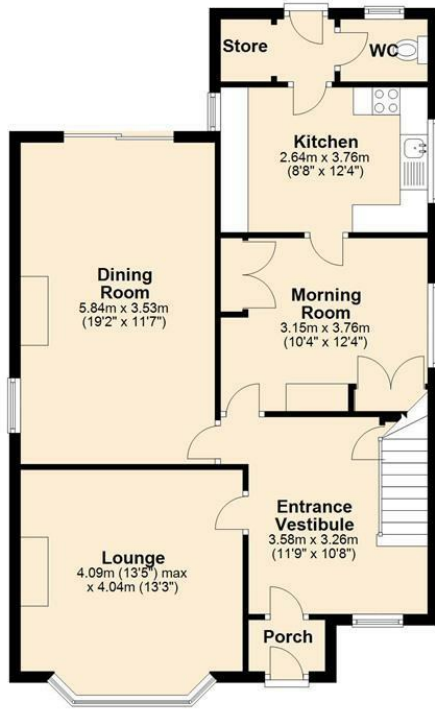
### Ground Floor

Approx. 16.8 sq. metres (180.5 sq. feet)



### Ground Floor

Approx. 77.8 sq. metres (837.9 sq. feet)



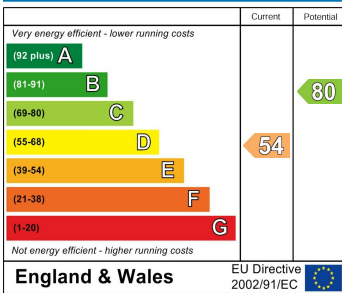
### First Floor

Approx. 71.0 sq. metres (764.1 sq. feet)

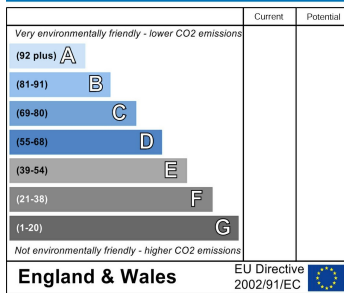


Total area: approx. 165.6 sq. metres (1782.5 sq. feet)

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements