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 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. 138.8 sq. metres (1493.9 sq. feet)



OFFERS IN THE REGION OF £490,000



163 BEACH ROAD  
 HARTFORD  
 NORTHWICH  
 CW8 3AD

4 2 3 D  
 COUNCIL TAX BAND: E



An immaculate four bedroom family home located within walking distance to the highly regarded Grange School

### Description

Purchased by the current vendors over 7 years ago this property has been modernised throughout while maintaining many of its period features.

Built in 1927 this property sits on a large raised plot with a spacious driveway for multiple vehicles to both the front and side aspects, with a large south facing garden to the rear aspect.

Particular mention must be made of the substantial works done to bring the property to its current standard including the brand new boiler and radiators, brand new carpets, the re modelled kitchen, fitted wardrobes in bedroom one and the new conservatory roof.

Ground floor accommodation comprises spacious porch with tiled flooring and double glazed windows, spacious hallway with original minton flooring, understairs storage cupboard and modern downstairs WC.

The spacious lounge dining room has been knocked through to create a lovely bright living space with wooden flooring throughout, a large bay window to the front aspect, a double glazed window to the side aspect and French doors to the spacious kitchen through to the conservatory.

The modern kitchen has a range of low level and eye level units, a useful breakfast bar island, sink with drainer and a range of integrated appliances including a family sized dishwasher, gas hob and double oven and space for a washing machine and tumble dryer.

The 14 ft by 11 ft conservatory has fantastic views across the rear garden, ideal entertaining family and friends on a summers day.

First floor accommodation comprises spacious landing with a double glazed window to the side aspect and access to the fully boarded loft space.

Bedrooms one to three are all double bedrooms, all double glazed and bedroom one has the added advantage of a modern en-suite shower room.

Bedroom four is double glazed and the ideal nursery/study overlooking the front aspect.

Externally the single detached garage is currently being used as a workshop and perfect for the downsizer looking for a hobbies room separate from the main property and the rear garden is partly paved, partly lawned with a selection of beautiful beds and shrubs.

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, two supermarkets, 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 within walking distance to Greenbank train station (Chester to Manchester) and a short drive away to Hartford train station (Liverpool to London).