



Wright Marshall
Estate Agents

306 CHESTER ROAD, HARTFORD, NORTHWICH
CW8 2AB

OFFERS IN THE REGION OF £235,000



A handsome chain free property with a double driveway and a large side garden located within walking distance to Hartford train station

Description

Purchased by the current vendors in 2002 this property is positioned in a secluded location at the end of a private road located within walking distance to the centre of Hartford.

This unique property is a fantastic opportunity for a first time buyer looking to add their own personal stamp who requires plenty of off road parking and a sizeable garden.

Particular mention must be made of the side garden separated by the private road which could also be used to build a detached office/workshop for remote working.

Ground floor accommodation comprises spacious porch with two double glazed windows to the front aspect, hallway with access to the cosy sitting room with a feature fireplace, a double glazed window to the side aspect, high ceilings typical of a period property and original exposed oak beams.

The large bay fronted lounge measures 20ft by 10ft creating a light and airy reception room with laminate flooring and stairs to the first floor.

The kitchen has a range of low level and eye level units, a wall mounted Worcester combi boiler, an integrated double oven, gas hob and extractor fan and space for a washing machine and fridge freezer.

The dining room has the added advantage of French doors providing access to the rear courtyard and side garden.

First floor accommodation comprises two double bedrooms, a three piece family bathroom and a spacious third bedroom/study, all of which are double glazed.

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.

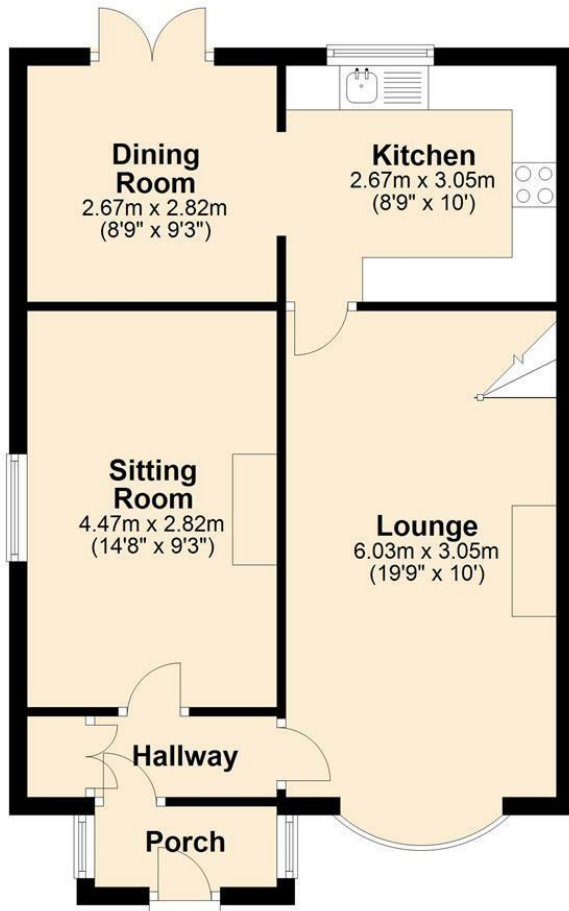
Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants, such as Chime and The Hart of Hartford.

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 Hartford train station (Liverpool to London) and a short drive away to Greenbank train station (Chester to Manchester).

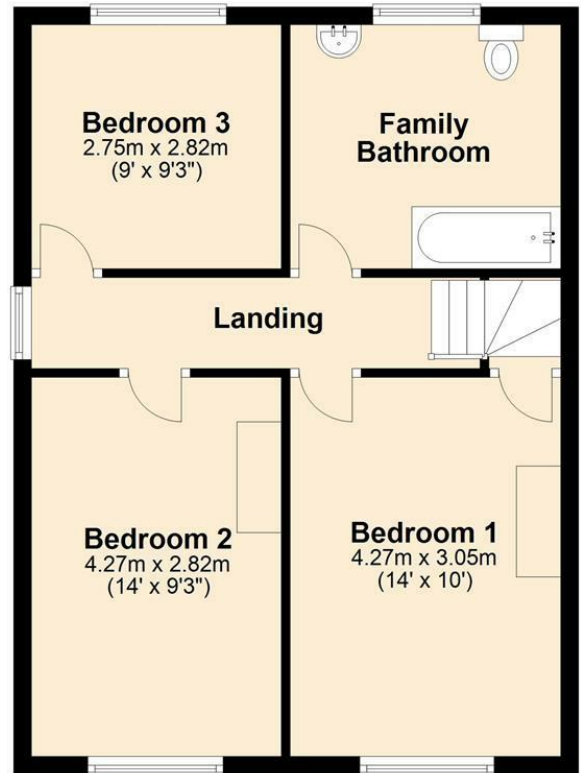
Ground Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



First Floor

Approx. 49.2 sq. metres (530.1 sq. feet)



Total area: approx. 100.8 sq. metres (1085.5 sq. feet)

306 Chester Road, Hartford, Northwich

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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4 The Bull Ring
Northwich
Cheshire
CW9 5BS

www.wrightmarshall.co.uk
T. 01606 41318

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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