



Wright Marshall  
Estate Agents

30 NEEDHAM DRIVE, HARTFORD, NORTHWICH  
CW8 1RW

OFFERS IN EXCESS OF £399,950



An extended four double bedroom chain free property located within strolling distance of Hartford Primary School and Hartford train station

The property is located within walking distance to Hartford train station (Liverpool to London) and a short drive to Greenbank train station (Chester to Manchester).

## Description

Purchased by the vendor over twenty five years ago this property has been extended and modernised throughout to create a light and airy family home with multiple reception rooms, ideal for a growing family.

Externally the property is positioned on a large plot with a driveway for up to four vehicles, a single integral garage and ample off road parking opposite also, ideal for families with teenage children who drive.

Ground floor accommodation comprises hallway with ample hanging space and shoe storage with access to the utility room/wc, dining kitchen and the open plan lounge/dining room.

The open plan lounge/dining room measures over 23ft by 13ft creating a large reception room with oak effect laminate flooring and a large double glazed window to the front aspect, perfect for entertaining family and friends.

The sitting room is carpeted with a large built in storage cupboard, French doors and two double glazed windows to the rear aspect creating a cosy reception room with stunning views over the rear garden.

The dining kitchen has a lino flooring with a range of low level and eye level units, a double glazed window and a upvc door to the rear aspect and a selection of integrated appliances including a five ring gas hob, extractor hood, wine cooler and a double electric oven with space for an American fridge freezer.

The utility room/wc has tiled flooring, small sink, toilet, a selection of low level and eye level units and plumbing for the washing machine and tumble dryer.

First floor accommodation comprises landing with access to the partly boarded loft space, a large built in storage cupboard housing the combi boiler, four double bedrooms and bedrooms one and three have the added advantage of built in wardrobes. The modern three piece family bathroom has tiled flooring and a frosted double glazed window to the front aspect.

The private and enclosed south east facing rear garden is partly decked and partly lawned.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School, Hartford COE Hight School located within walking distance followed by St Nicholas Catholic High School and Weaverham High School which are only a short drive away. Nearby primary schools also include Hartford Primary School, The Grange 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.



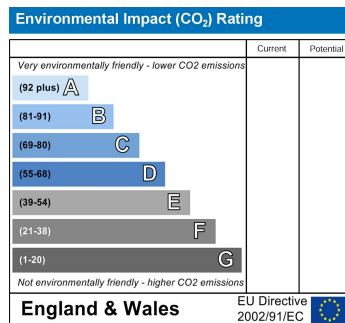
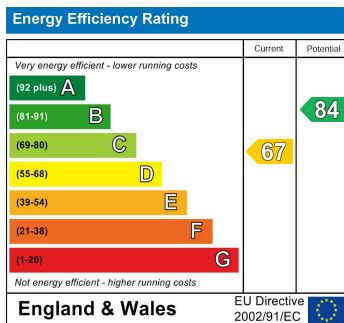








Total area: approx. 142.4 sq. metres (1532.6 sq. feet)



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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 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