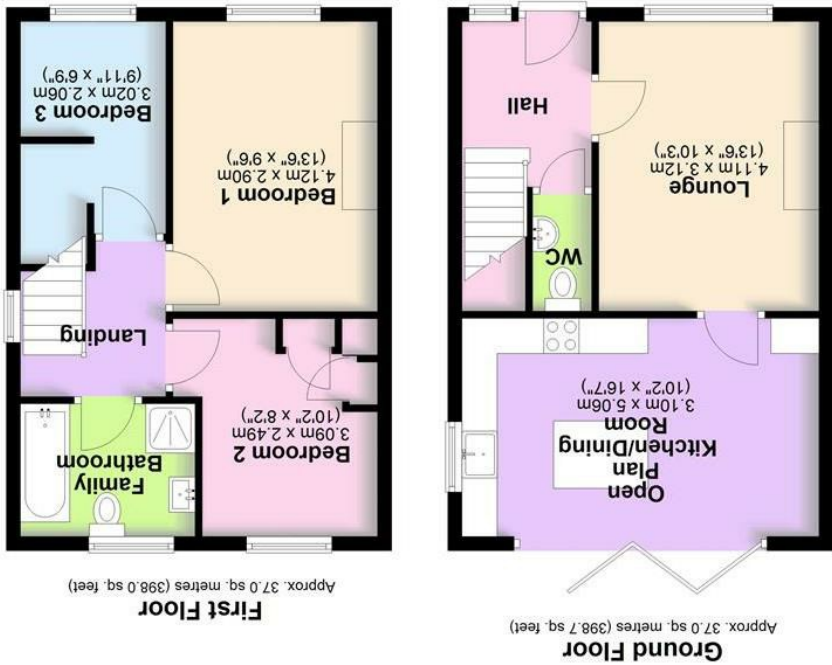
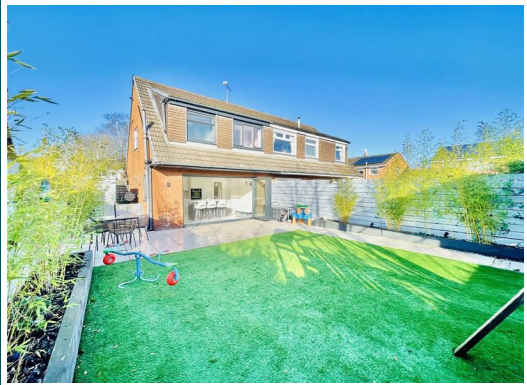


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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. 74.0 sq. metres (796.7 sq. feet)



OFFERS IN THE REGION OF £320,000



12 BRERETON ROAD
HARTFORD
NORTHWICH
CW8 1RL

3 2 1 D
COUNCIL TAX BAND: C



A modernised three bedroom property ideal for first time buyers located within walking distance of Hartford village

Description

Purchased by the current vendors five years ago this property has been refurbished throughout to a high standard and is the perfect opportunity for first time buyers.

Externally the property is positioned on a desirable plot located at the end of the cul-de-sac with a spacious double driveway to the front aspect with a side gate providing direct access to the south west facing partly flagged, partly astroturf rear garden.

Ground floor accommodation comprises entrance hallway with tiled flooring, stairs to the first floor and provides access to the modern downstairs WC and the lounge.

The cosy lounge has a large double glazed window to the front aspect, a feature media wall and provides access to the kitchen/dining room.

The open plan kitchen/dining room has tiled flooring, underfloor heating, bi-fold doors to the rear garden, a feature island, a range of low level and eye level units, a range of Bosch integrated appliances including an extractor hood, electric hob, double oven, washing machine, dishwasher and fridge-freezer.

Upstairs comprises spacious landing with a double glazed window to the side aspect, provides access to the partly boarded loft space, bedrooms and the modern three piece family bathroom.

Bedrooms one and two are both double bedrooms and bedroom two has the added advantaged of triple fitted wardrobes and bedroom three is the perfect nursery/study with a large built in storage cupboard which houses the combi boiler.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange 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, all located within strolling distance.

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 both Hartford train station (Liverpool to London) and Greenbank train station (Chester to Manchester).