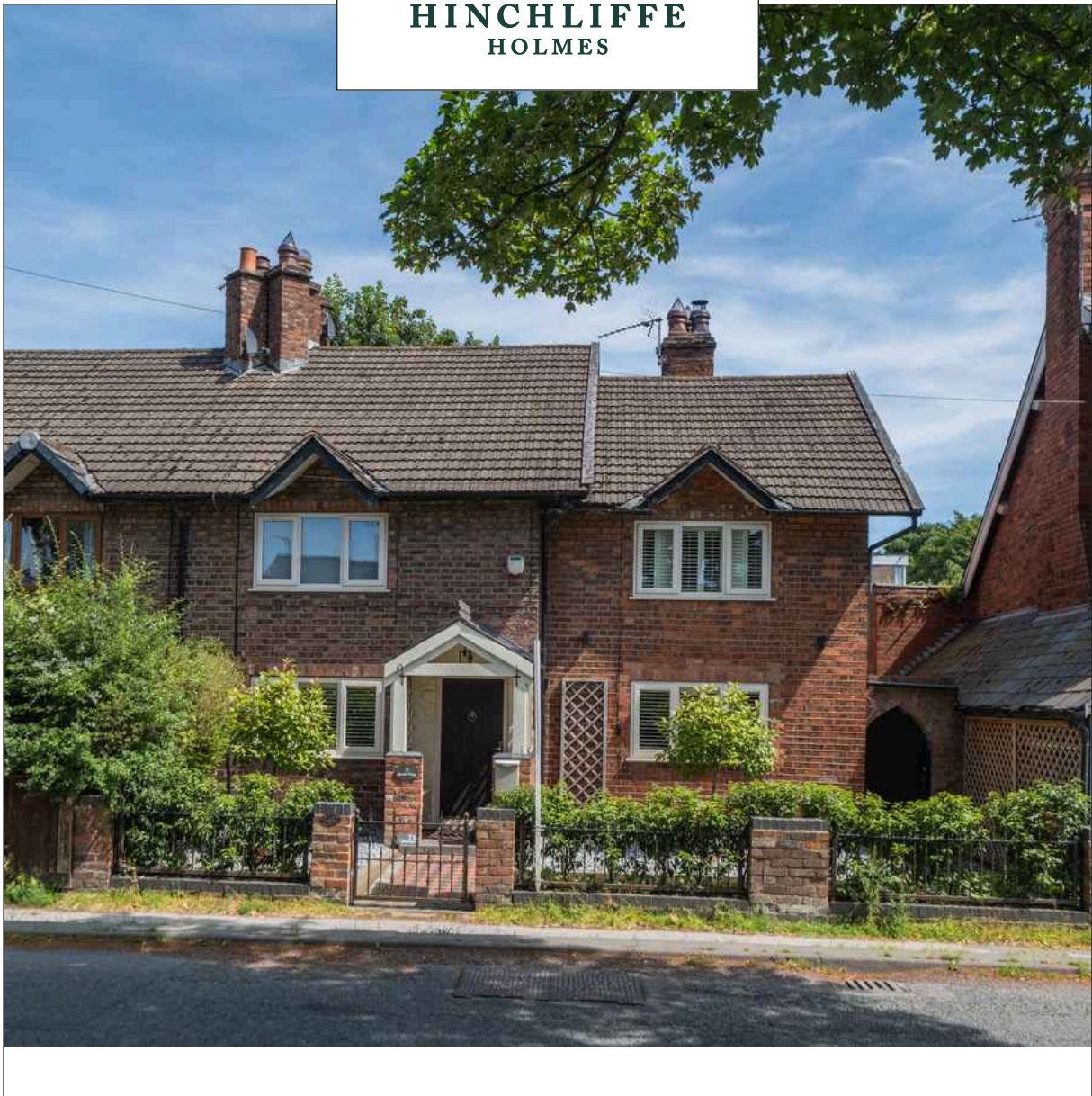


# LAVENDER COTTAGE

Hartford | CW8 1PF



HINCHLIFFE  
HOLMES



*Situated in a popular sought after picturesque village location within walking distance to amenities, an immaculately presented, updated and charming semi-detached family home with superb accommodation throughout. Beautifully landscaped private gardens and driveway providing off road parking.*



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Situated in a popular sought after picturesque village location within walking distance to amenities, an immaculately presented, updated and charming semi-detached family home with superb accommodation throughout. Beautifully landscaped private gardens and driveway providing off road parking.

Hartford is one of Cheshire's most popular villages, combining rural appeal with first class accessibility and a superb range of amenities. Within walking distance of the house are two railway stations - Greenbank (Manchester to Chester line) and Hartford (Liverpool - Crewe - London). Road access to the M6, M53 and M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool and Manchester and MediaCityUK easily accessible. For those who require European or international travel, Liverpool and Manchester International Airports can be accessed within 45 minute's drive. The village boasts a number of shops, including newsagents, pharmacy, florist, butchers and two general convenience stores - a Co-Operative

and Sainsbury's. In addition, there are now two very popular cafés / wine bars that also serve food throughout the day. Other facilities include the Hartford Hall Hotel, two public houses and two thriving churches. Hartford is renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Grange School (junior and secondary level), Hartford Church of England High School, two excellent state junior schools, St Wilfred's primary school, St Nicholas's Roman Catholic high school. With regards to leisure facilities, there are several good golf clubs nearby, a tennis / bowls club within walking distance of the property and many beautiful walks along the river Weaver, accessed from well-planned public footpaths. Hartford is well positioned to take advantage of outdoor activities in central Cheshire, including dog walking, horse riding and rambling, with the Whitegate Way, Marbury Country Park, Delamere Forest and the Sandstone Trail all with easy travel distance. Several golf courses, including Hartford, Sandiway and Vale Royal are a few minute's drive away.

## GROUND FLOOR

Inner Hall  
Sitting Room  
Kitchen  
Utility Room

## FIRST FLOOR

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom

## SECOND FLOOR

Bathroom

## OUTSIDE

Garage  
Parking  
Gardens





Matches













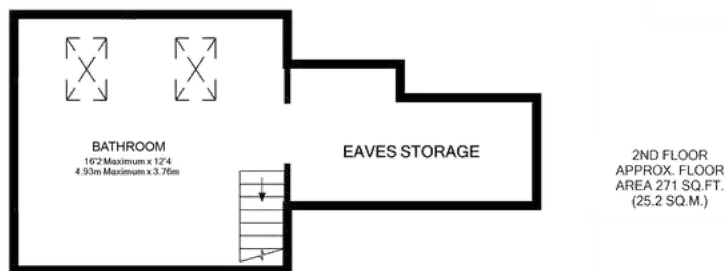
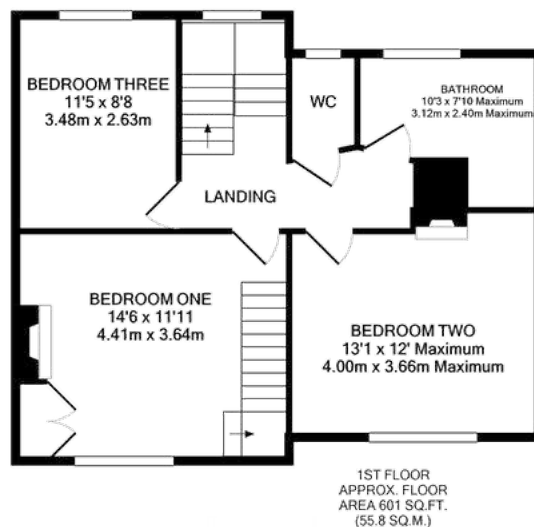
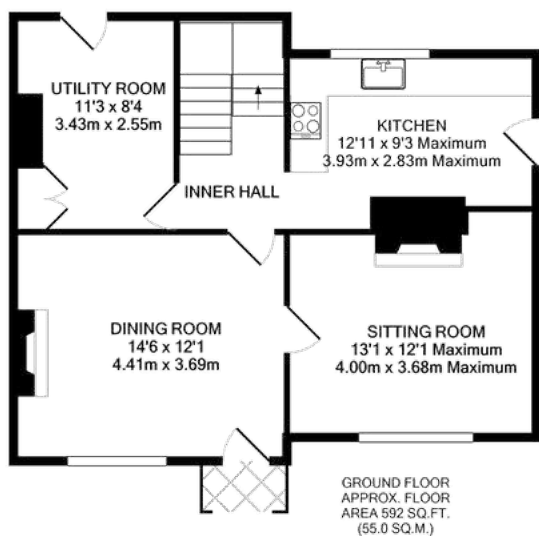












TOTAL APPROX. FLOOR AREA 1464 SQ.FT. (136.0 SQ.M.)



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, gas central heating and drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band C.

**POSSESSION**


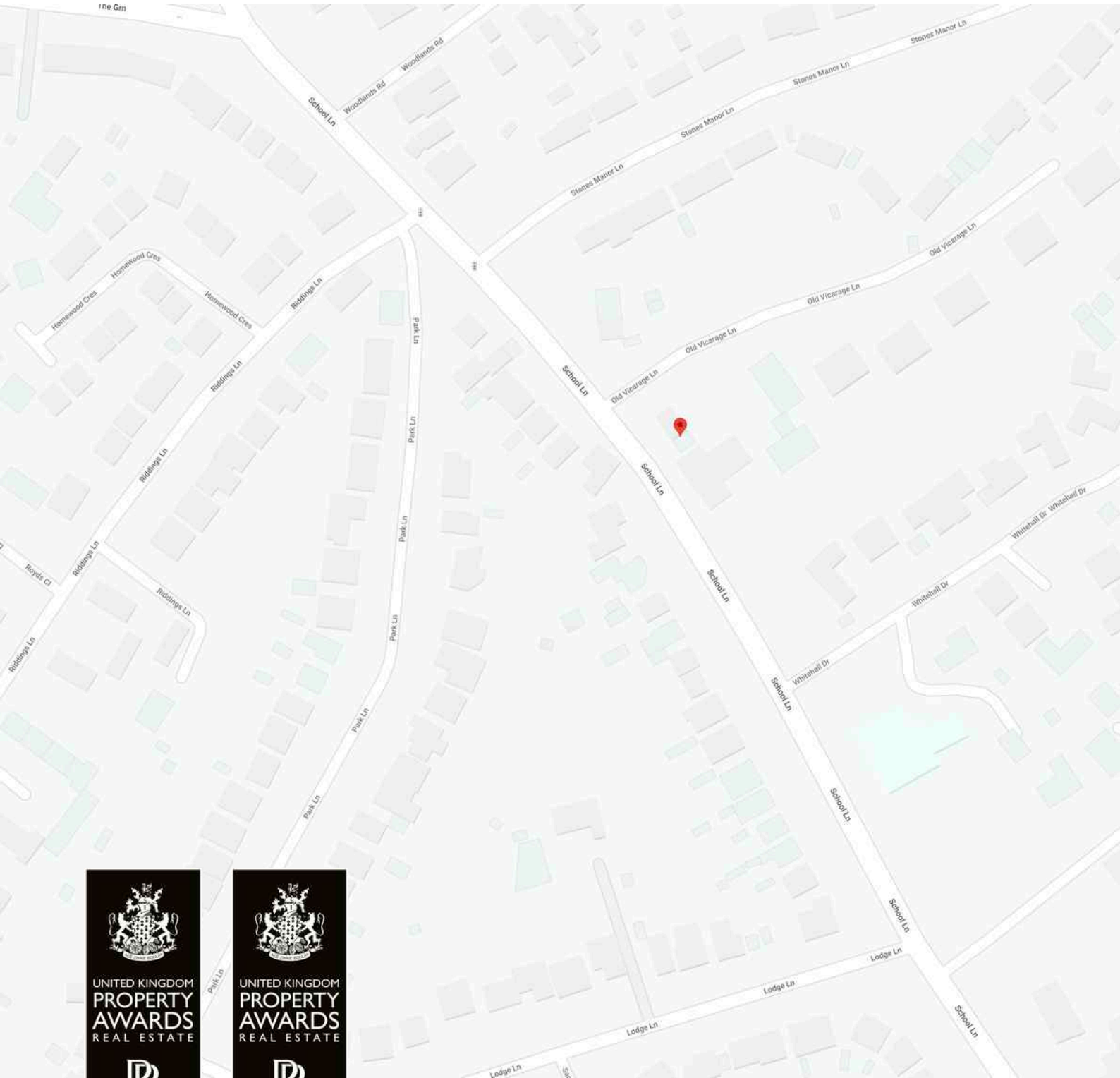
Vacant possession upon completion.

**VIEWING**


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, 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;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



UNITED KINGDOM  
PROPERTY  
AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
PEA WOOD


★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM  
PROPERTY  
AWARDS  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
PEA WOOD

★★★★★  
BEST ESTATE AGENT  
CHESHIRE

Ben Hinchliffe

2022-2023



The **Negotiator**  
*Awards 2022*

**REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST**



**GOLD**



**BEST**  
ESTATE AGENT  
AWARDS 2023  
**WINNER**  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS

# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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