



# I PARKS CLOSE

Hartford | CW8 1RZ







# 1 PARKS CLOSE

**Situated in a popular sought-after quiet location and set in a superb position within Weaver Park development, a beautifully presented and fully upgraded three-bedroom semi-detached family home with superb flexible accommodation throughout. 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.

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 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, Mid-Cheshire College of Further Education and a day nursery.

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.

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.

## GROUND FLOOR

Entrance Hall  
Lounge  
Dining Kitchen  
WC

## FIRST FLOOR

Landing  
Bedroom One - En-suite  
Bedroom Two  
Bedroom Three  
Bathroom

## OUTSIDE

Parking  
Gardens









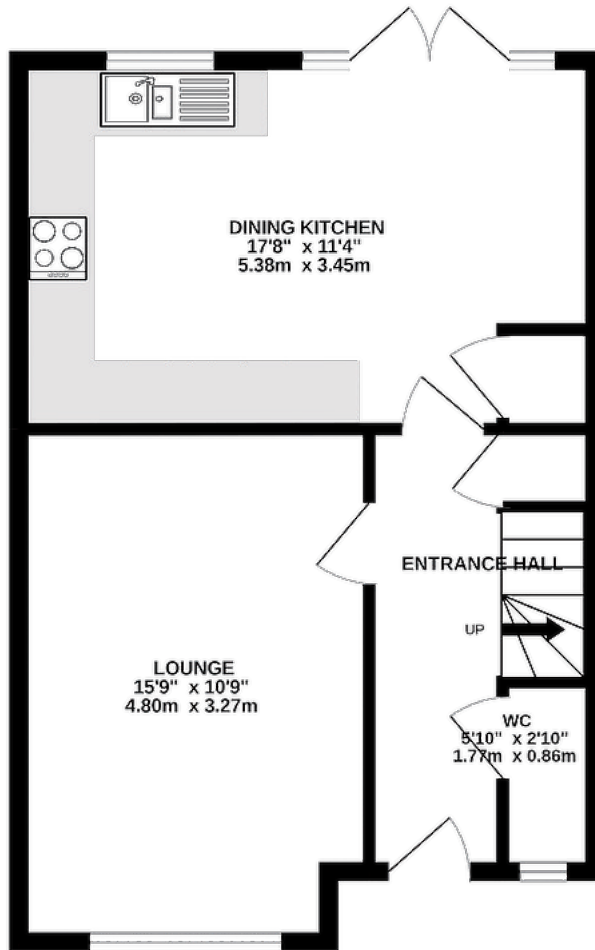




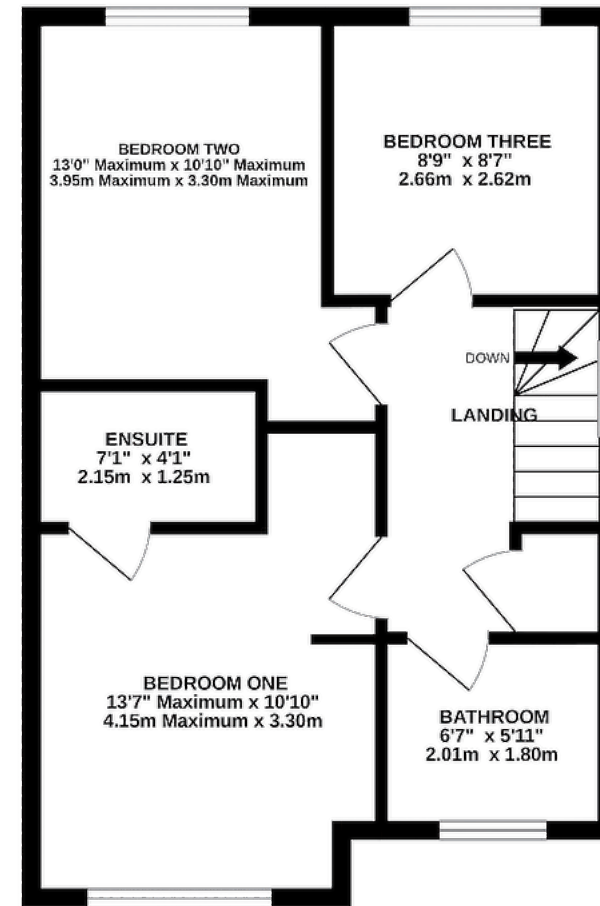




GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.











## 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 D.

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

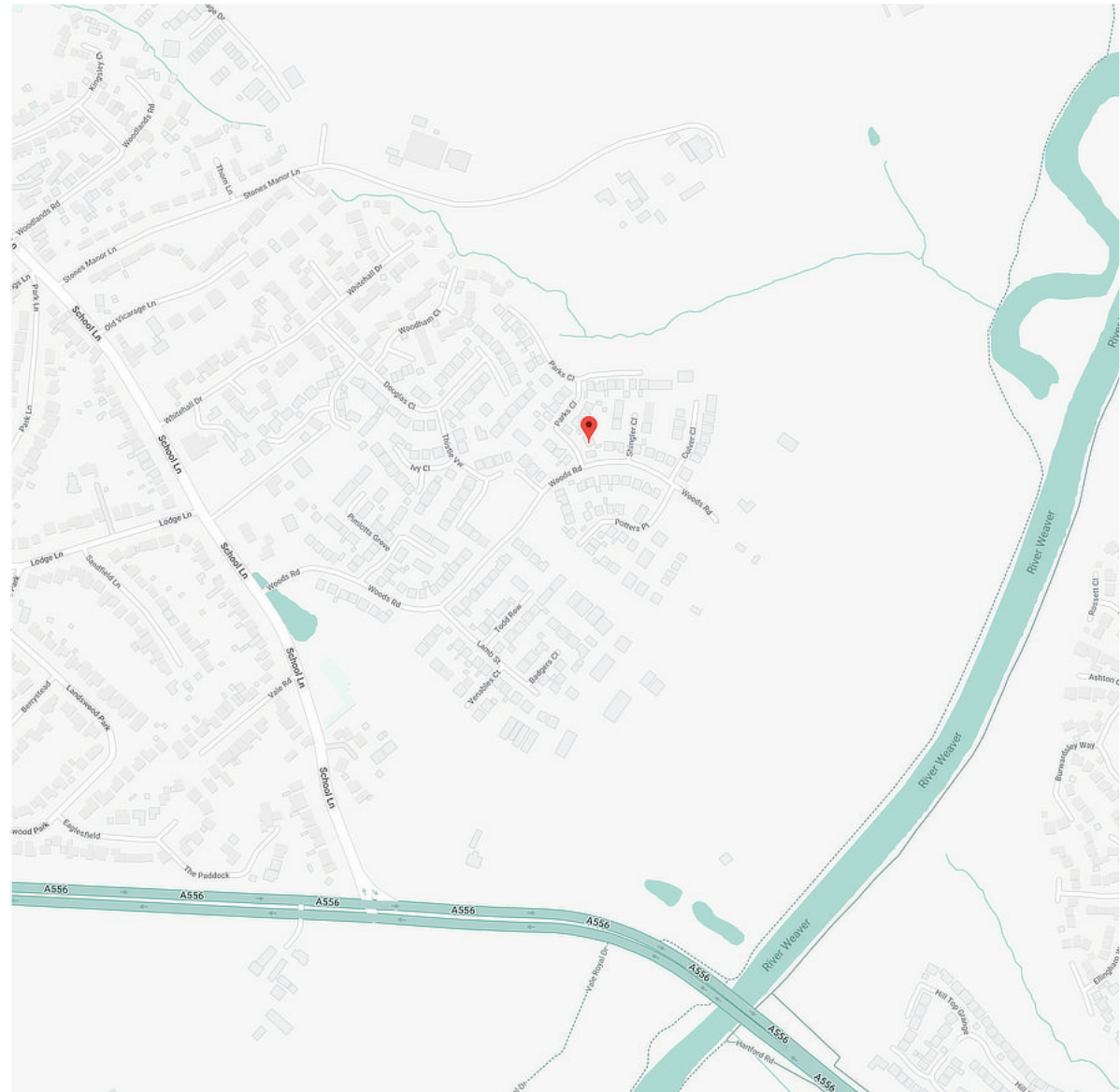
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**TARPORLEY OFFICE**

56B High Street, Tarporley, Cheshire, CW6 0AG  
01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**NORTHWICH OFFICE**

28 High Street, Northwich, Cheshire, CW9 5BJ  
01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)