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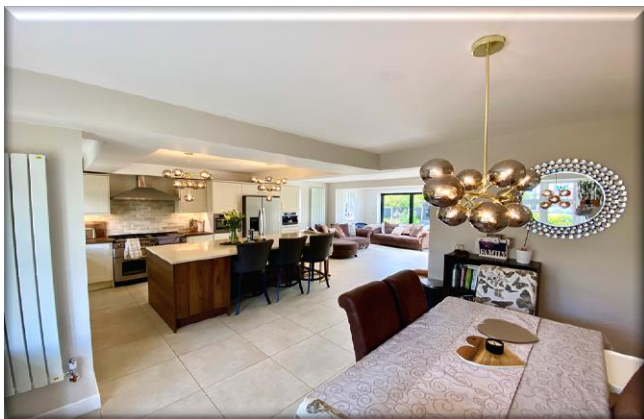
Key Features

- Stylish Detached House
- Renovated To High Standard
- Two Storey Extension
- Stunning Bespoke Family Kitchen
- Wrap Around Garden
- Planning For 1 Bed Annex
- Five Bedrooms
- Two En-Suite
- Established Location



Main Description ... STYLISH 1930'S DETACHED - FIVE BEDROOMS - LARGE TWO STOREY EXTENSION - WRAP AROUND GARDEN - STUNNING KITCHEN/FAMILY ROOM - PLANNING PERMISSION FOR ONE BEDROOM ANNEX..... Royal Fox are proud to offer to the open market this large detached property that has been renovated to a very high standard. Standing in wrap around gardens and within walking distance of Hartford village centre the property boasts too many features to list here but include a stunning bespoke kitchen/family room with bi-fold doors, ground floor shower room/WC, main bedroom with en-suite, dressing room and Romeo & Juliet balcony guest bedroom with free standing bath and en-suite WC, gas fired central heating (combination system) and UPVC double glazed windows. The accommodation comprises briefly: entrance hall, living room with **CAST IRON STOVE**, superb family/dining kitchen with **BUILT IN APPLIANCES**, utility room, shower room/WC, study, five first floor bedrooms two with en-suite and family bath/shower room. The property stands in large wrap around gardens laid to lawn with raised decked area, secluded patio area's, well stocked flower beds and mature shrubs and bushes. To the rear of the property is a driveway leading to a single garage. (Planning Permission No. 21/02337/Ful) to convert the garage into a one bedroom annex. Hartford village is best described as "delightful" with local shops, services, public houses, churches and excellent schools including primary, secondary and the Grange private school. For a larger selection of shops & services the market town of Northwich is only a short car journey away. Good access is afforded from Hartford to the A556 which in turn provides links to the major motorway networks to include the M6 & M56 making destinations to Chester, Manchester, Liverpool and Manchester international airport all easily accessible. **The FOX highly recommends both internal and external viewings to truly appreciate this very special family home.**

- Approx 1771 Sq Ft (164.5 Sq M)
- Freehold
- Council Band - E --- EPC Rating – TBC
- Construction - Brick/Slate
- Services - Main - Gas, Electric, Water, Sewer
- Parking - Drive & Garage



13 Woodlands Road
Hartford Northwich

Guide Price
£650,000



Accommodation

Entrance Hall 3' 10" x 5' 3" (1.17m x 1.60m)

Living Room 14' 10" x 11' 1" (4.52m x 3.37m)

Kitchen/Diner/Family Room 29' 2" x 22' 9" (8.88m x 6.94m)
reducing in width 4.74

Utility Room 9' 11" x 13' 2" (3.02m x 4.02m)
Reducing in width 2.35m

Shower Room/WC 6' 2" x 5' 0" (1.87m x 1.52m)

Study 10' 10" x 7' 7" (3.31m x 2.32m)

First Floor Landing 2' 10" x 13' 3" (0.86m x 4.05m)

Bedroom One 10' 5" x 12' 0" (3.17m x 3.67m)

Dressing Room 8' 3" x 6' 11" (2.51m x 2.10m)

En-Suite 7' 7" x 3' 7" (2.32m x 1.10m)

Bedroom Two 12' 8" x 10' 2" (3.87m x 3.10m)

En-Suite 2' 3" x 5' 0" (0.68m x 1.53m)

Bedroom Three 12' 8" x 8' 10" (3.87m x 2.69m)
measured in width to wardrobes

Bedroom Four 10' 11" x 7' 1" (3.33m x 2.16m)

Bedroom Five 6' 9" x 7' 1" (2.06m x 2.17m)

Family Bathroom/WC 6' 9" x 9' 9" (2.05m x 2.97m)





*“Put your property
in our hands...”*



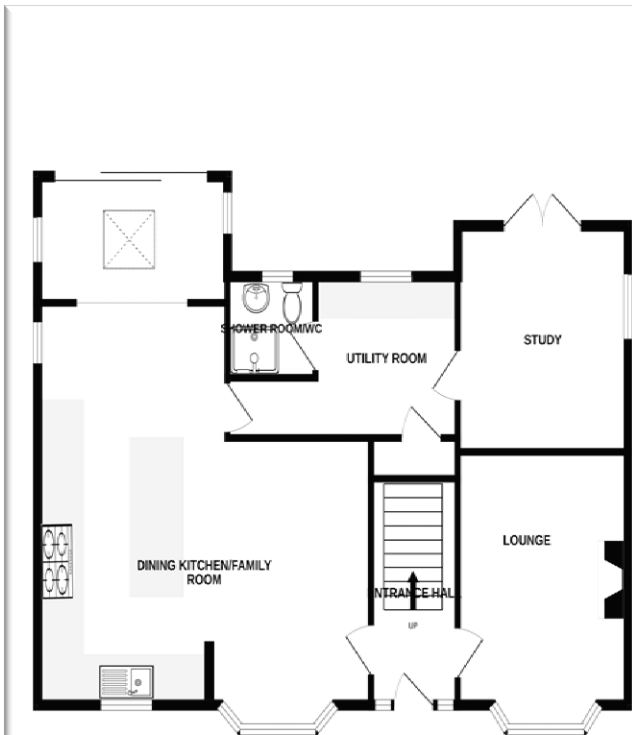
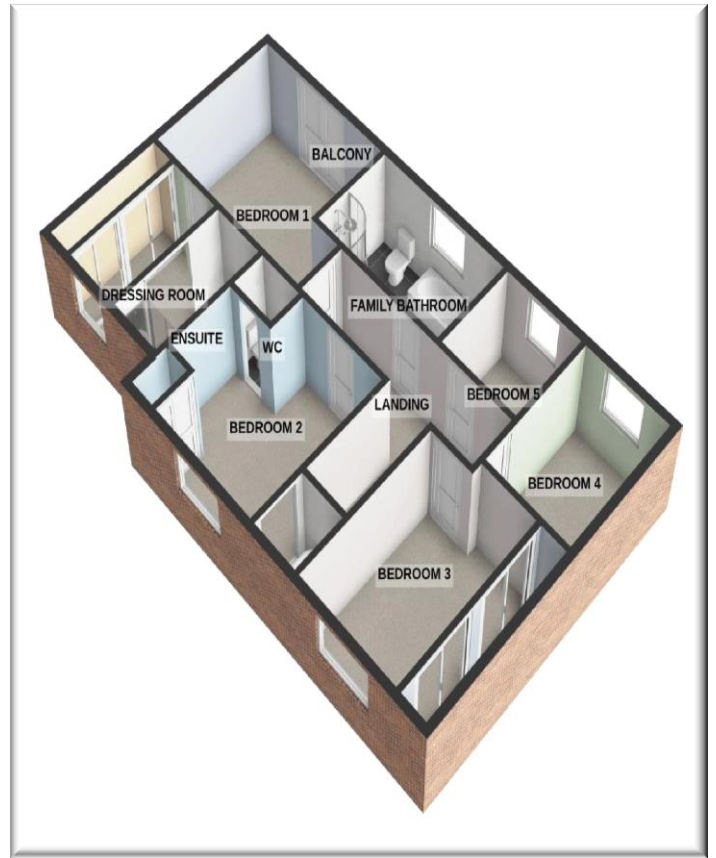
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along the A559 Chester Road, pass Greenbank railway station and continue towards Hartford Green. At the traffic lights turn left onto School Lane pass the village green on your right turning left onto Woodlands Road, number 13 is located on the left hand side.

***“Call The Fox NOW for
your FREE valuation”***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure: Freehold
- Title No: TBC
- Class Of Title: TBC
- Mains Service Connected: Water, Gas, Electric, Main Sewerage
- Tax Band - E
- Parking: Driveway & Single Garage







Energy Performance Certificate



Dwelling type: Semi-detached house **Reference number:** 8100-8779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 68 m²

Use this document to:

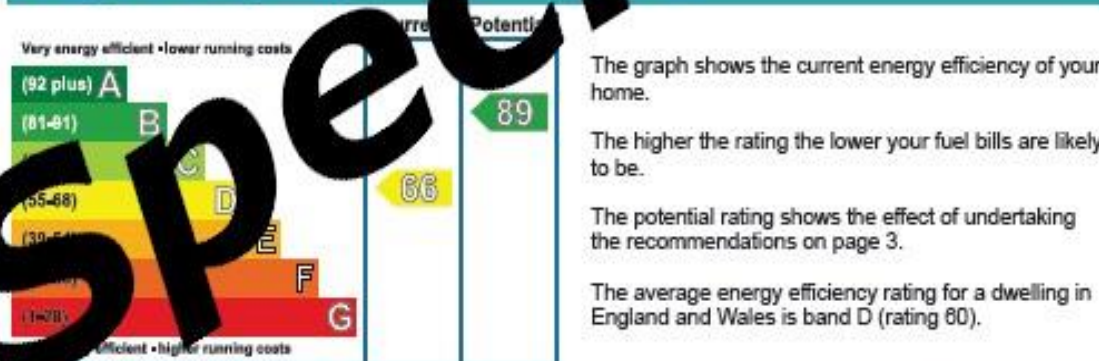
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£150 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	

These figures show how much the average household would spend at this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	
3 Low energy lighting for all fixed outlets	£25	£39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.