



**Available To View Now**

**Great Village Location**

**Fabulous Breakfast Kitchen**

**Beautifully Presented Property**

**Three Good Size Bedrooms**

**Extensive Parking & Garage**



## Introduction

Available To View Now.

A beautifully presented end of terrace property, offering bright, ready to move into accommodation, with neutral decor, stylish hard flooring to the ground floor and neutral coloured carpets to the first floor. Situated on a small cul-de-sac close to the village centre. The property tour starts with the entrance hallway, leading to the good size lounge and smart cloakroom/WC. The lounge is located to the front aspect with sizeable walk in bay window allowing natural light to fill the room, open plan turn flight balustrade stairs ascending to the first floor and an attractive marble effect central feature fireplace giving the room a focal point. The well-planned breakfast kitchen sits to the rear aspect and offers an array of smart matching units to provide storage in abundance, along with several integrated appliances to include: Washing machine, dishwasher, fridge, freezer, oven and hob. The first-floor landing leads to the three well-proportioned bedrooms and stylish contemporary three piece family bathroom with P-shaped jacuzzi bath and wall mounted shower over. Externally: The property delivers parking for several vehicles with an extended gravelled driveway to the side and private driveway leading to the garage. The pretty rear garden provides a paved patio area, central lawn and thoughtfully planted flower beds.

EPC Rating - D

Council Tax Band – C – Cheshire West and Chester

Available Long Term Only (minimum 12 months)

Available Un-Furnished

A Reservation Fee of One Weeks Rents £276.92 applies Terms & Conditions

Apply A Deposit of One month deposit £1,200.00

No Smokers

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Wood front entrance door with inset leaded detailed panelled windows leads to the hallway with panelled radiator, doors to lounge and cloakroom/WC.

#### Cloakroom/WC

Fitted with a two piece suite comprising: Stylish wall mounted circular glass wash hand basin with feature pebbled floor to ceiling splash back and low level WC. Completed with PVC double glazed window to front aspect and panelled radiator.

#### Lounge 14' 9" x 12' 3" (4.49m x 3.73m)

A bright airy lounge located to the front aspect with feature walk in PVC double glazed bay window. The focal point of the room is the attractive central fireplace with matching marble surround, inset and hearth, housing coal effect electric fire. Turn flight stairs ascend to the first floor with useful storage cupboard beneath. Completed with eye-catching stylish laminate flooring, door to kitchen and panelled radiator.

#### Kitchen Diner 8' 7" x 14' 11" (2.61m x 4.54m)

Located to the rear aspect enjoying a view over the garden. Fitted with a matching range of smart cream coloured wall, drawer and base level units delivering extensive storage. Contrasting work surface flows round to provide ample preparation space and houses the inset single drainer sink unit with chrome mixer tap ware, completed with complimentary tiled splash back. An array of integrated appliances include: Under unit fridge, separate freezer, electric oven with grill, dishwasher, washing machine and four ring gas hob with pull out extractor over. Completed with stylish laminate flooring, PVC double glazed window, PVC double glazed door with side windows providing access to garden.

### First Floor

#### Landing

UPVC double glazed window to side elevation, access to roof space, airing cupboard housing hot water tank.

#### Bedroom One 11' 8" x 8' 5" (3.55m x 2.56m)

Located to the front aspect with PVC double glazed window, panelled radiator and built in double wardrobe providing ample hanging rail space and shelving.

#### Bedroom Two 9' 11" x 8' 5" (3.02m x 2.56m)

The second double bedroom is located to the rear aspect with PVC double glazed window and panelled radiator.

#### Bedroom Three 8' 7" Maximum x 6' 4" (2.61m x 1.93m)

Located to front aspect is the good size single bedroom with PVC double glazed window, and panelled radiator.

#### Bathroom

A fabulous bathroom, fitted with a modern matching three piece suite comprising: P-shaped Jacuzzi bath with stylish chrome tap ware, wall mounted mains mixer shower over and curved glass shower screen. The attractive vanity unit is home to the hidden cistern WC and wash hand basin with chrome mixer tap ware, completed with storage beneath. Eye-catching tiled walls with inset vanity mirror, along with tiled flooring and wall mounted heated towel rail complete this lovely bathroom.



## Externally

### Gardens

Open plan garden to the front of the property. To the rear there is an enclosed garden with patio and lawned areas and seating area with decorative pergola.

### Garage & Parking

The single garage is located to one side of the property and accessed via a driveway with additional gravelled parking areas to the side, to provide ample private off road parking.

### Declaration of Interest:

Section 21 of the Estate Agents Act 1979 personal interest. Please note the Landlord of this property is associated with Latham Estates Ltd



### Location

Hartford is a most attractive village set in a superb, convenient Cheshire location. The pretty village centre caters for all your daily needs with a selection of independent retailers, more well-known branded shops, several bars, restaurants and public houses. There are several schools within striking distance with excellent records for children of all ages from Hartford Primary School, to The Grange, a very highly regarded independent school. Rail services to London (via Crewe) operate from Hartford Station, along with Greenbank Station providing frequent services to Manchester and Chester. For the commuter the A556 is close by, providing access to the M6 motorway network at Junction 19. Ideal for family walks and Sunday strolls, Hartford provides plentiful open green spaces as well as the parks, wooded areas and woodland. The River Weaver also delivers lovely river side walks.

### Tenant Information

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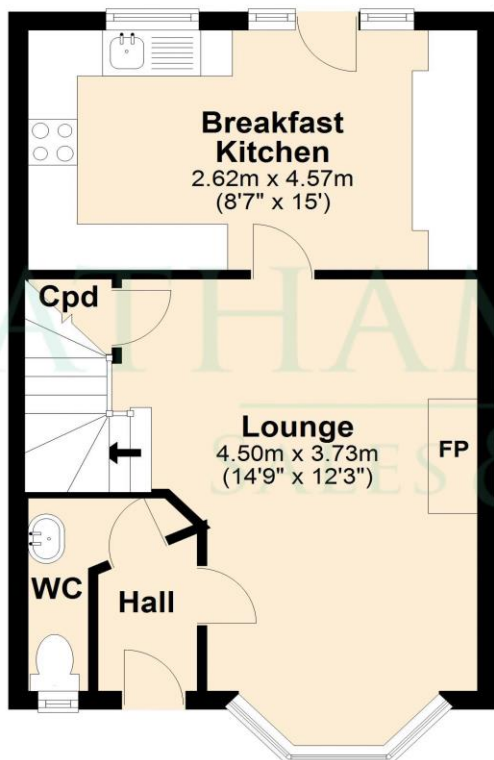
## Directions

From the centre of Hartford village (A559) heading towards Northwich town centre, with Hartford's John Parish Church on your right, travel to the main traffic lights, continue through the lights on Chester Road, past Willows veterinary hospital, taking the next right into Hazelmere Close, continue along, taking the first right where the property can be found on the right hand side at the head of the cul-de-sac. Postcode CW8 1QZ

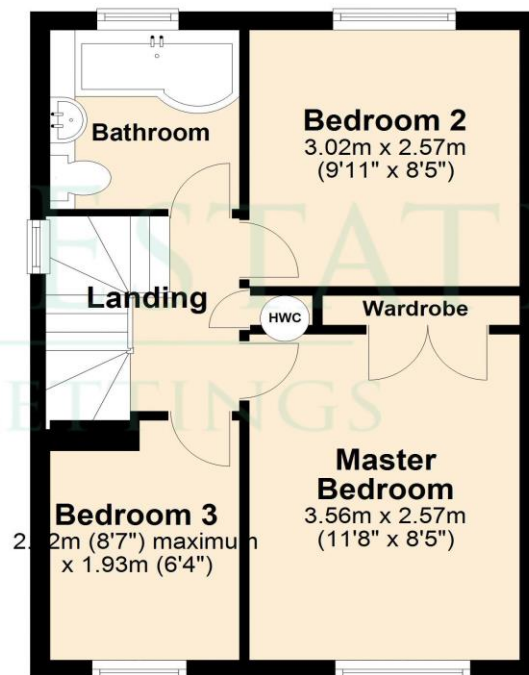
Viewing Strictly by Appointment



## Ground Floor



## First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp  
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Plan produced using PlanUp.

**IMPORTANT NOTE TO TENANTS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.