



Gowanbank The Crescent, | Hartford | CW8 1QS

EDWARD
mellor



Features

- Prestigious Hartford address
- Extended, spacious modern detached residence
- 4 bedrooms and 2 bathrooms
- Generous plot of 0.21 acre and double garage
- Walking distance to outstanding schools

In a secluded plot of around 0.21 of an acre, Gowanbank enjoys a prestigious position on one of Hartford's premier tree-lined roads. Within the Hartford Village Conservation Area, this extended detached residence is being offered for

sale for the first time in 34 years. Meticulously maintained throughout with gas central heating comprising entrance hall, cloakroom, study, generous dual-aspect living room with feature Inglenook fireplace, dining room, open plan fitted kitchen/

breakfast area with integrated appliances and utility room. Upstairs, the principal bedroom features fitted wardrobes, a walk-in dressing room and en-suite bathroom, alongside three further bedrooms and a family bathroom.



Hartford is a sought after village about two miles south-west of Northwich. Nearby the centre includes a range of shops, a chemist and the picturesque St John's Church. Education includes Riddings Lane and Hartford Manor primary schools, Hartford High School, St Nicholas Catholic High School and the acclaimed independent Grange Schools. Hartford railway station is in walking distance connecting to Liverpool, Crewe and London, while nearby Greenbank station connects to Chester and Manchester. The A556 bypass provides easy access to the motorway network and major North West commercial centres. Northwich offers further shopping and leisure facilities, restaurants, a multiplex cinema and an attractive marina.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



1st Floor



Ground Floor

Total: 2164 sq. Ft, 201 m2

Ground Floor: 1193 sq. Ft, 111 M2, 1st Floor: 971 sq. Ft, 90 m2

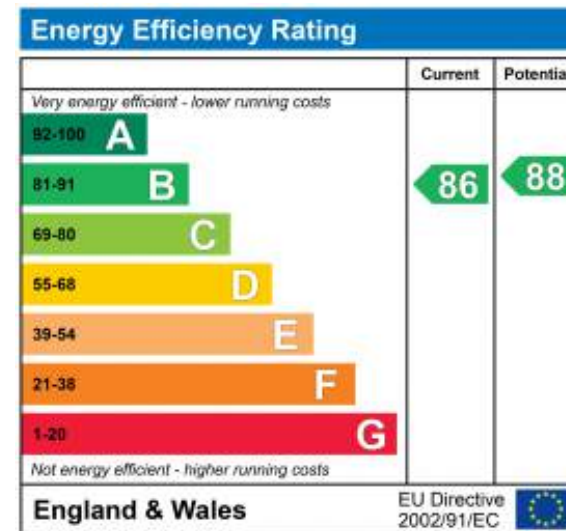
Excluded Areas: Garage: 302 sq. Ft, 28 M2, Fireplace: 6 sq. Ft, 1 M2, Walls: 174 sq. Ft, 16 m2

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Important Information

- Council Tax Band: G
- Tenure:Freehold

EPC Rating



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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.