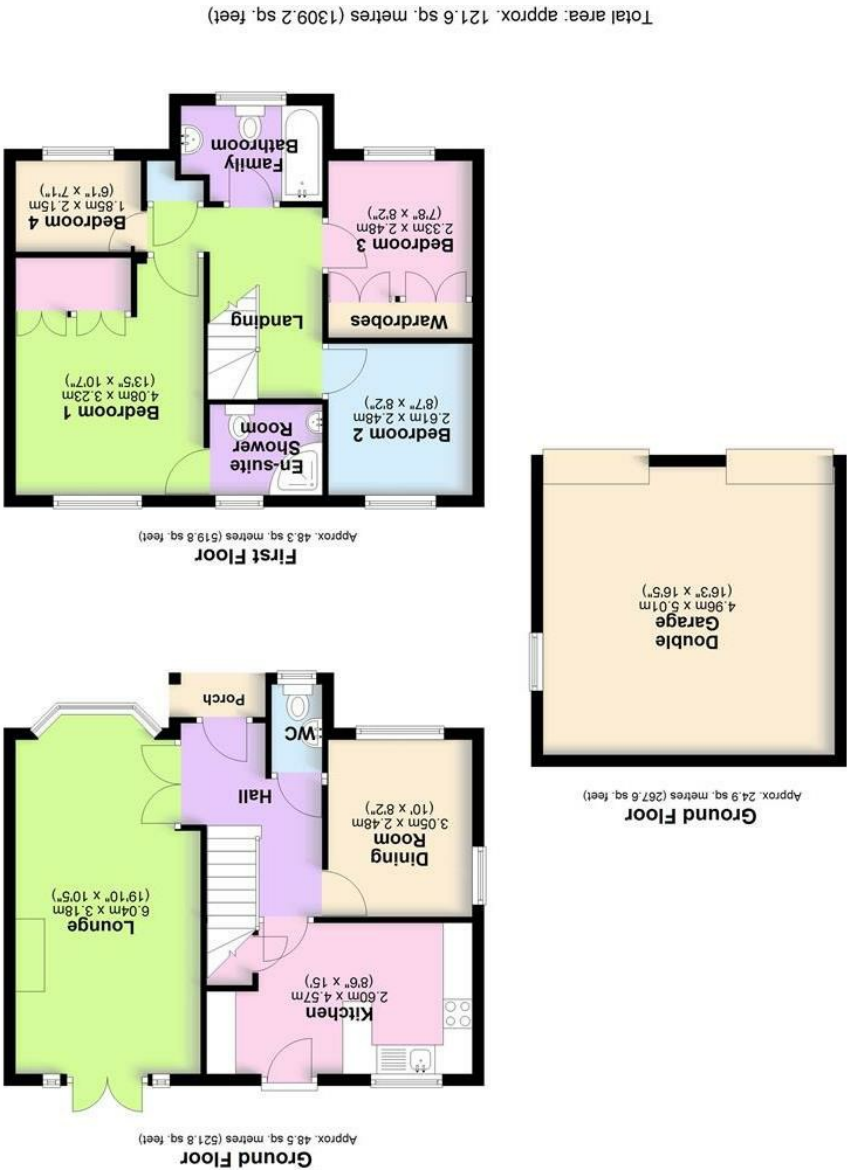


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

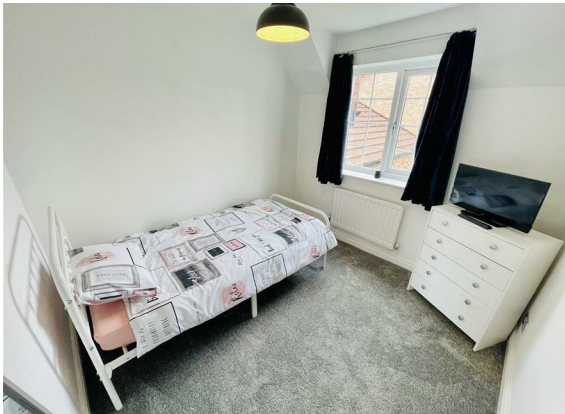


OFFERS IN THE REGION OF £420,000



5 WHITE HART GARDENS
HARTFORD
NORTHWICH
CW8 2FA

4 2 2 D
COUNCIL TAX BAND: E



A desirable chain free corner plot property with a spacious south west facing lawned garden located within walking distance of Hartford train station

Description

Purchased by the vendor twenty months ago this property has been maintained throughout and is the ideal opportunity for a growing family looking to implement their own personal stamp internally.

Particular mention must be made of the new fascias, soffits, guttering, panelling to the front aspect and the brand new en-suite shower room.

Externally the property is positioned on a corner plot with a large double driveway and double detached garage with electric and eaves storage to the front aspect with a side gate providing access to the large lawned garden to the rear aspect.

Ground floor accommodation comprises storm porch through hallway with understairs storage, stairs to the first floor and provides access to the lounge, downstairs WC, dining room and kitchen.

The bay fronted lounge measures over 19 ft by 10 ft with a feature gas fireplace and French doors to the rear garden creating a light and airy dual aspect reception room and presents potential to knock through into the kitchen and extend, subject to planning permission, to create a modern open plan kitchen/dining room with stunning views over the rear garden.

The dining room measures over 10 ft by 8ft with two double glazed windows and could also be used as a play room/study.

The kitchen has tiled flooring, a double glazed window to the rear aspect, a uPVC door to the rear garden, a range of low level and eye level units, one of which houses the conventional boiler, tiled splashbacks, a selection of integrated appliances including an extractor hood, four ring gas hob, double fan oven and provides space for the American fridge/freezer, family sized dishwasher and washing machine.

Upstairs comprises spacious landing with access to the partly boarded loft space, a large built in storage cupboard which houses the water tank, a principal bedroom with an en-suite shower, two further double bedrooms, a three piece family bathroom and a single bedroom/study.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School located within walking distance followed by St Nicholas Catholic High School and Weaverham High School which are only a short drive away.

Nearby primary schools also include Hartford Primary School, The Grange and Hartford Manor.

Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants, such as Chime and The Hart of Hartford, all located within strolling distance.

Moss Farm Sports Complex is just a short distance and local golf clubs include Hartford, Sandiway and Vale Royal Abbey.