



Hazelmere Close | Hartford | CW8 1QZ

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Modern end mews property
- Spacious lounge/diner and fitted kitchen
- 3 bedrooms and 2 bathrooms
- Garage and secluded rear garden

Available for immediate purchase with no forward chain, this exceptionally well-maintained modern end mews property offers well-presented accommodation throughout. Benefiting from gas central heating and PVCU double glazing, the accommodation

comprises an entrance hall, convenient ground floor WC, attractive feature lounge diner and fitted kitchen with internal access to the garage. To the first floor, the master bedroom incorporates a dressing area and en-suite shower room, complemented by

two further bedrooms and a main bathroom. Outside, there is a garage with roller shutter door, private drive providing off-road parking and secluded, fully enclosed gardens to the rear. An excellent opportunity for a variety of purchasers.



The property is situated in a quiet cul de sac and forms part of a small exclusive development built by Messrs Bryant Homes in the early 1990s. Within walking distance of Hartford village centre where there are a selection of independent shops and 2 restaurants together with the focal point of the picturesque St John's Church. An attractive feature is that there is easy access for 2 railway stations. Hartford station, 0.8 miles, is part of the West Coast mainline connecting to London while Greenbank station, half a mile away, is on the Manchester to Chester route. The A556 bypass is less than mile distant and connects directly to the motorway network. Northwich town centre is 1.5 miles away and has a large selection of national stores, bars/restaurants, Waitrose supermarket set against a pretty marina and memorial court with swimming pool and gym.

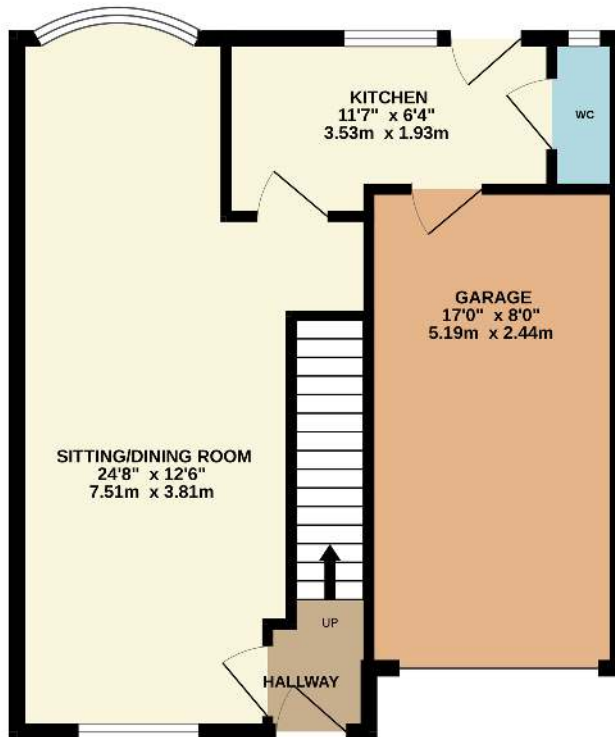
SERVICES: All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band D - Energy Performance Rating Band - D



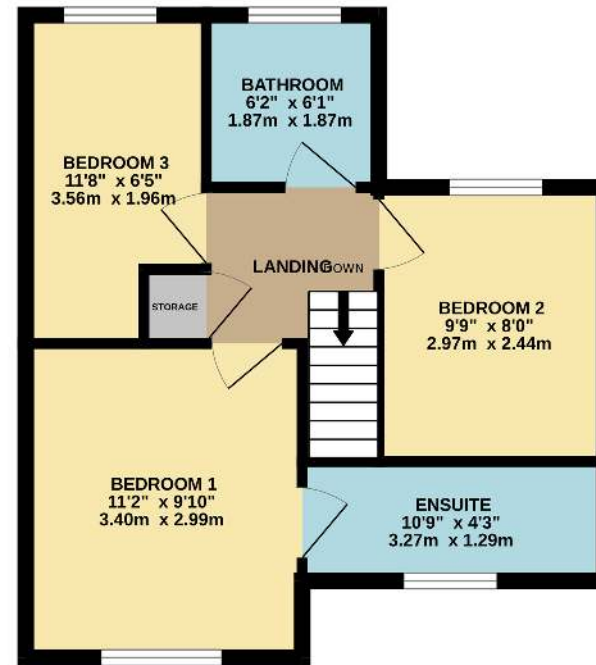
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

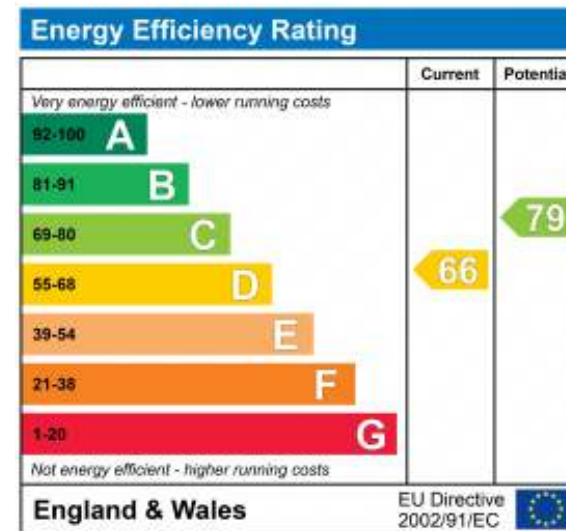
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: D
- Tenure: Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk

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