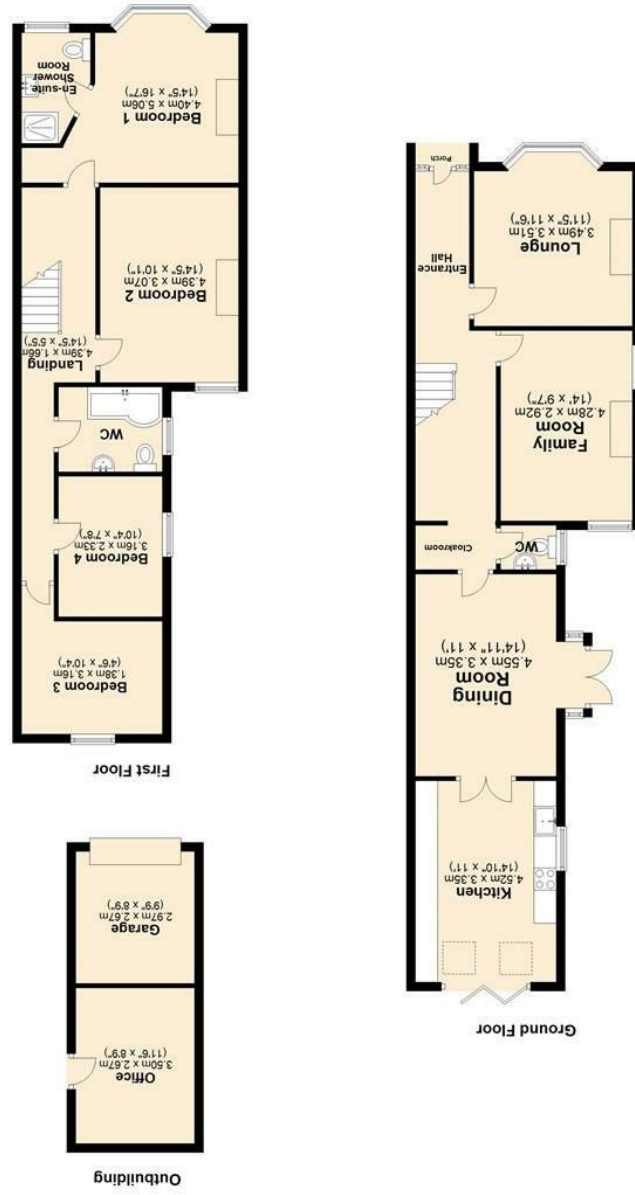


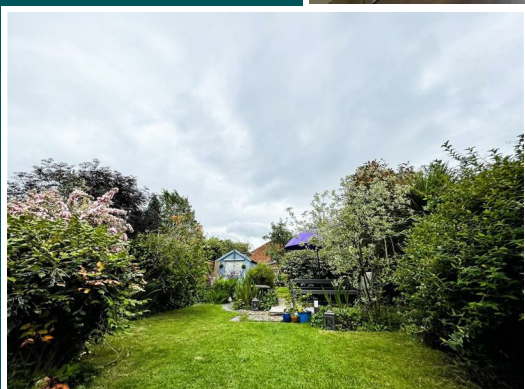
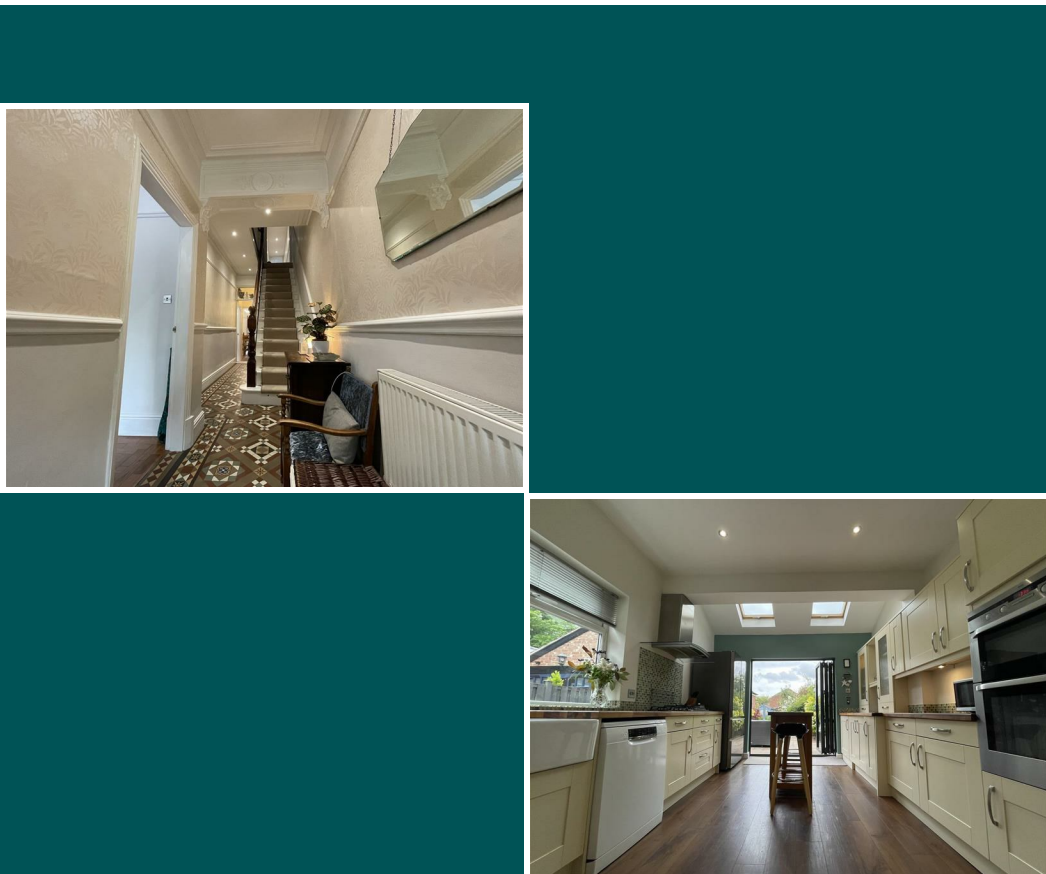
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FOUR BEDROOM, EDWARDIAN, semi-detached property boasting many original features located centrally within Hartford village.

This impressive, well presented property has been modernised throughout, whilst still maintaining the period character and providing the perfect accommodation for a growing family.

Particular mention must be made of the modern, south facing kitchen with velux windows, flooding the room with natural light and tri fold doors leading to the lovely, large rear garden.

Accommodation comprises front porch entrance hallway with stunning Minton tiled floor, large bay fronted lounge with a newly fitted dual burning stove, family room / office, dining room through kitchen, followed by four double bedrooms, a contemporary en suite shower room and a three piece family bathroom.

Externally the property benefits from a large driveway for several vehicles, extensive garden with multiple seating areas, to appreciate the sun throughout the day. Additionally there is a converted garage, providing ample storage space to the front and an additional home office / gym, ideal for remote working and leisure towards the rear, accessed by a separate entrance from the garden.

Hartford is an extremely desirable village in West Cheshire, home to the highly reputable Grange School within walking distance, followed by St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away.

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

Hartford is home to independent village shops, lovely cafes and restaurants, such as Chime and The Hart Of Hartford. Moss Farm Sports Complex is just a short drive away and local golf clubs include Hartford, Sandiway and Vale Royal Abbey

The property is a five minute walk to Hartford train station, providing direct travel to London & Liverpool.

Externally

Block paved driveway for multiple vehicles to the front aspect, with shrubs and planting providing privacy. Timber gates lead to a block paved side patio, accessible from the dining room via double glazed patio doors, creating a private outdoor space that is a sun trap on sunny mornings. The area is wide enough for vehicle access to the single garage, wood store and gas meter. Additional gates open onto the south facing rear garden beginning with an Indian stone paved patio and followed by a long lawned garden, which is flanked with a mixture of mature shrubs, flowers and fruit trees. From the patio there is access to the back of the garage that has been converted to a fully insulated home office and leisure space perfect for remote working but also large enough to incorporate gym equipment and use a music room, separate internet connection, double glazed window overlooking the south facing rear garden, carpet, spotlights.

Within the garden, there is a timber shed and three additional patio / seating areas, each attractively designed to provide beautiful views of the garden and accommodate the best of the sunshine throughout the day.

Porch

Storm porch, tiled flooring, lighting and original solid timber panelled front door with stained glass window.

Entrance Hallway

Stunning original Minton tiled floor throughout the hallway, dado rail, picture rail and feature decorative coving. Stairs leading up with newly fitted carpet runner and pewter finish stair rods, double radiator, under stairs storage cupboard, electric meter cupboard and ceiling spotlights.

Lounge

Solid oak herringbone flooring, reclaimed painted slate fire place surround, slate hearth, dual fuel burner stove, wall mounted original servant bell, feature coving, picture rail, large double glazed bay window to the front aspect with stained glass feature, TV aerial point, one ceiling light point and double radiator.

Family Room

Painted slate open fireplace surround with original tiles, feature coving, picture rail, two large double glazed windows to the side and rear aspect flood the room with natural day light, TV aerial point, carpet, one ceiling light point and double radiator. Currently used as a home office and a relaxed family space.

WC

Karndean flooring, toilet, basin, heated towel rail, large frosted double glazed window to the side aspect, ceiling mounted extractor fan and ceiling spotlights.

Inner Hallway

Solid oak flooring, original serving bell box, space for additional storage.

Dining Room

Solid oak flooring, french doors leading to the side block paved patio, TV aerial point, one ceiling light point, double radiator and glazed, wooden doors leading to the kitchen creating a large through kitchen diner social space.

Kitchen

Karndean flooring, underfloor heating, low-level and eye-level units with wooden doors and solid walnut worktops, cupboard housing Worcester combi boiler, tiled splashbacks, Villeroy & Boch belfast sink, integrated AEG gas hob, extractor fan, AEG double oven and space for washing machine, dishwasher, american fridge freezer. Additionally two velux roof light windows create lots of natural light, newly fitted trifold doors leading to rear garden, ceiling spotlight and one ceiling light point.

Landing

One central ceiling light point, ceiling spotlights and loft hatch with connected ladder, leading to a large boarded loft space.

Bedroom One

Large double glazed bay fronted stained glass window to the front aspect, upholstered window seat with built in storage, reclaimed feature fireplace, slate hearth, decorative coving, picture rail, original wall mounted servant bell, glazed door leading to ensuite shower room, carpet one ceiling light point and contemporary, graphite, upright double radiator.

En-Suite Shower Room

Contemporary floor to ceiling tiling throughout, spacious walk-in power shower, Roca basin with vanity storage, heated de-misting mirror with LED lighting, heated towel rail, toilet, double glazed stained glass and frosted window to the front aspect, ceiling mounted extractor fan and ceiling spotlights.

Bedroom Two

Large south facing bedroom, original decorative fireplace, slate hearth, decorative coving, picture rail, original wall mounted servant bell, large double glazed window to the rear aspect, carpet and one ceiling light point.

Family Bathroom

Tiled flooring, part tiled walls, underfloor heating, panelled bath with power shower over, basin with vanity storage, heated de-misting mirror with LED lighting, toilet, frosted double glazed window to the side aspect, heated towel rail, wall mounted extractor fan and ceiling spotlights.

Bedroom Four

Good size fourth bedroom with double glazed window to the side aspect, original wall mounted servant bell, carpet, one ceiling light point and single radiator.

Bedroom Three

South facing bedroom, picture rail, large double glazed window to the rear aspect, TV aerial point, carpet, loft hatch into separate loft space, one ceiling light point and double radiator.