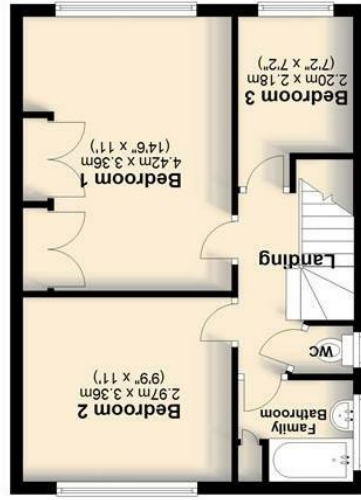


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other 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 £285,000



**3 THE GREEN
 HARTFORD
 NORTHWICH
 CW8 1QA**



COUNCIL TAX BAND: C



****VIDEO TOUR AVAILABLE**** THREE BEDROOM, FREEHOLD, SEMI-DETACHED property located centrally within Hartford village. With well planned accommodation, large windows throughout, flooding the property with natural light, this property is in need of modernisation throughout and is the perfect opportunity for first time buyers and buy to let investors.

Particular mention must be made of the south facing, enclosed rear garden with direct access to the two allocated parking spaces to the rear of the property.

Accommodation boasts porch, entrance hallway, a light and spacious lounge through dining room with sliding doors out onto the rear garden. Kitchen through utility room with access to the rear and side aspects. The upstairs boasts a spacious landing with access to the spacious loft, two double bedrooms, a single bedroom/study, family bathroom and a separate toilet.

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

Extra on street parking for visitors, wall mounted gas meter and a large laid to lawn garden to the front aspect, partly blocked paved, partly gravel and partly laid to lawn south facing rear garden with access to two allocated car parking spaces to the rear of the property.

Entrance Hallway

Entered via a frosted glass panelled UPVC door, large frosted double glazed window to the front aspect, single radiator, cupboard housing electric meter, double glazed window to the side aspect, stairs leading to landing and one ceiling light point.

Lounge

Single radiator, large double glazed window to the front aspect, dual burner, TV aerial point and one ceiling light point.

Dining Room

Single radiator, large sliding doors to the south facing rear garden and one ceiling light point.

Kitchen

Terrazzo marble flooring, low-level and eye-level units, sink with drainer, space for American fridge freezer and double oven, tiled splashbacks, large double glazed window to the rear aspect and door leading to utility room.

Utility Room

Concrete flooring, frosted double glazed UPVC door to the side aspect, low-level units with space for washing machine and tumble dryer, door leading to downstairs WC, frosted double glazed UPVC door leading to the rear aspect and one ceiling light point.

Downstairs WC

Lino flooring, toilet, frosted double glazed window to the rear aspect and one ceiling light point.

Landing

Large frosted double glazed window to the side aspect, wall mounted Baxi thermostat, loft hatch and one ceiling light point.

Bedroom One

Wooden floorboards, single radiator, large double glazed window to the front aspect, two sets of built-in double wardrobes and one ceiling light point.

Bedroom Two

Wooden floorboards, single radiator, large double glazed window to the rear aspect, TV aerial point and one ceiling light to point.

Bedroom Three

Wooden floorboards, large double glazed window to the front aspect and one ceiling light point.

Family Bathroom

Lino flooring, single radiator, floor to ceiling tiles, frosted double glazed window to the side aspect, cupboard housing Baxi combi boiler, panelled bath with electric shower over and one ceiling light point.

Upstairs WC

Lino flooring, single radiator, toilet, frosted double glazed window to the side aspect and one ceiling light point.