



Wright Marshall  
Estate Agents

20 WHITE HART GARDENS, HARTFORD,  
NORTHWICH CW8 2FA

OFFERS IN THE REGION OF £320,000





Modern family home with three double bedrooms, located within walking distance to Hartford train station

## **Description**

Purchased by the current vendor in July 2014, this light and spacious property is the perfect opportunity for a young family and commuters due to the proximity of both Hartford village and Hartford train station.

The current vendor has recently installed a brand new, modern family bathroom and en-suite shower room creating three bathrooms including the downstairs W.C, ideal for interested parties looking for a property which they can move straight into.

Positioned on a small development consisting of less than 50 houses the property sits at the head of the cul-de-sac.

The driveway is big enough for one vehicle, there is ample on street parking for friends and family when visiting and plenty of storage space including the single garage, where the combi boiler is located.

Accommodation comprises porch through spacious dining room with a large double glazed window to the front aspect flooding the room with natural light. The spacious lounge overlooks the rear lawned garden through the French doors, perfect for a summers day.

The modern kitchen has a selection of low level and eye level units. Integrated appliances include the double oven, gas hob, extractor fan and American fridge freezer.

Upstairs you will find three double bedrooms, all of which have built in storage cupboards/wardrobes, access to the partly boarded loft space and finally the beautiful family bathroom and en-suite shower room as mentioned above.

Hartford is an extremely desirable village in West Cheshire, home to the renowned 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.

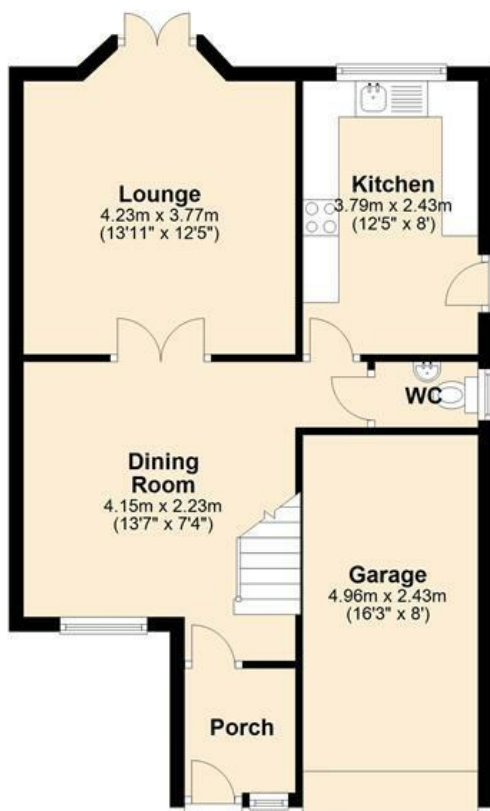
Nearby primary schools also include The Grange, Hartford Primary School and Hartford Manor.



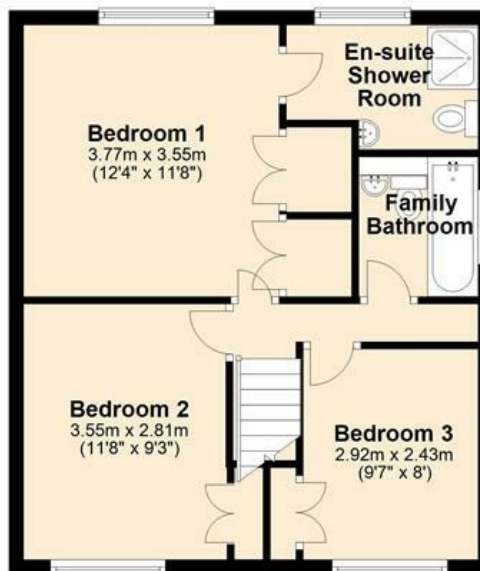




### Ground Floor



### First Floor



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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