



Wright Marshall  
Estate Agents

11A HODGE LANE, HARTFORD, NORTHWICH  
CW8 3AG

OFFERS IN THE REGION OF £340,000





Bay fronted period property located within walking distance to the highly regarded Grange School

## Description

Purchased by the vendor over 40 years ago this property has been updated throughout while still maintaining its characterful features.

During this time a new roof has been installed, along with double glazed windows throughout, new internal doors, a block paved driveway and a modern shower room.

Ground floor accommodation comprises spacious porch with French doors and double-glazed windows to the front aspect and spacious hallway with understairs storage housing the combi boiler.

The large traditional bay fronted dining room overlooks the front aspect, flooding the room with natural light. The large bay fronted lounge presents the perfect opportunity for a buyer to knock through into the kitchen to create a 17 ft by 11 ft 9 open plan kitchen/dining room overlooking the rear garden with direct access to the driveway.

The spacious kitchen has a range of low level and eye level units, sink with drainer, a double-glazed window to the side aspect and a range of integrated appliances including a gas hob with double oven, extractor fan and space for a washing machine.

First floor accommodation comprises spacious landing with a double-glazed window to the side aspect and loft hatch access to the boarded loft space, two double bedrooms, a single bedroom/study and a modern three piece shower room with built in storage cupboard and two double glazed windows to the side aspect.

Externally the garage has been extended to create two separate stores and a WC with potential to convert into an external office/studio with the private enclosed lawned garden to the rear aspect.

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.

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

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

The property is located within walking distance to Hartford train station (Liverpool to London) and a short drive away to Greenbank train station (Chester to Manchester).







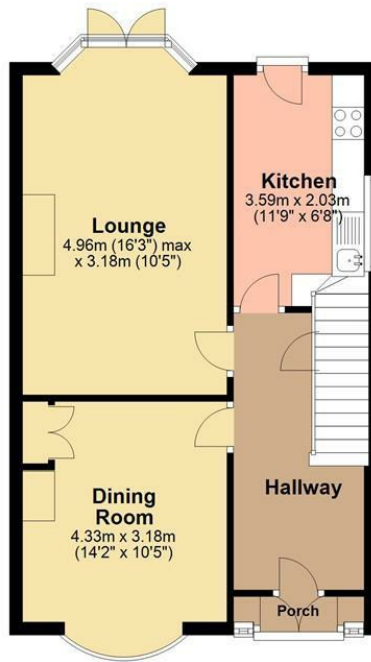
### Ground Floor

Approx. 18.7 sq. metres (201.3 sq. feet)



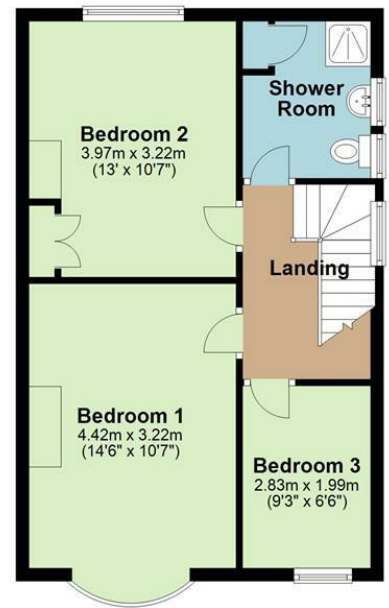
### Ground Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 109.6 sq. metres (1180.1 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	62	
(39-54) E		
(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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4 The Bull Ring  
Northwich  
Cheshire  
CW9 5BS

[www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)  
T. 01606 41318

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements