



Wright Marshall
Estate Agents

231 CHESTER ROAD, HARTFORD, NORTHWICH
CW8 1LP

OFFERS IN THE REGION OF £340,000



Detached bungalow positioned on a spacious plot located within walking distance to the centre of Hartford

train station (for Manchester and Chester) and close proximity to Hartford train station (for London and Liverpool).

Description

Purchased by the late vendors over 60 years ago this detached two bedroom bungalow with a spacious loft room is the perfect opportunity for downsizers searching for a spacious property located within strolling distance to the centre of Hartford.

Accommodations comprises porch through entrance hall with a built in storage cupboard housing the Baxi combi boiler, pull down loft ladder access to the fully boarded loft room with a built in wardrobe and double glazed window to the front aspect.

Bedroom one is a spacious double measuring 13 ft 7 by 9ft 9 with a large double glazed window to the front aspect.

Bedroom two is also a double and has a large double glazed window to the front aspect.

The three piece shower room was previously a separate shower and WC which has since been knocked through with a double glazed window to the side aspect and a built in storage cupboard.

The spacious dual aspect lounge measures 16 ft 6 by 11 ft 4 with double glazed windows to both the side and rear aspects overlooking the East facing rear lawned garden.

The dining room has recently been re carpeted and provides access to the hall, rear garden, garage and kitchen.

The kitchen has a selection of low level and eye level units, tiled splashbacks, sink with drainer, a large double glazed window to the front aspect and has space for a gas oven, washing machine and separate tumble dryer.

Externally the property is set back from Chester Road with a large spacious driveway for up to 4 vehicles and potential to extend the driveway further by removing the landscaped front garden.

The rear lawned garden is the ideal size for passionate gardeners looking to downsize who still enjoy occasional gardening without maintaining acres of land.

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.

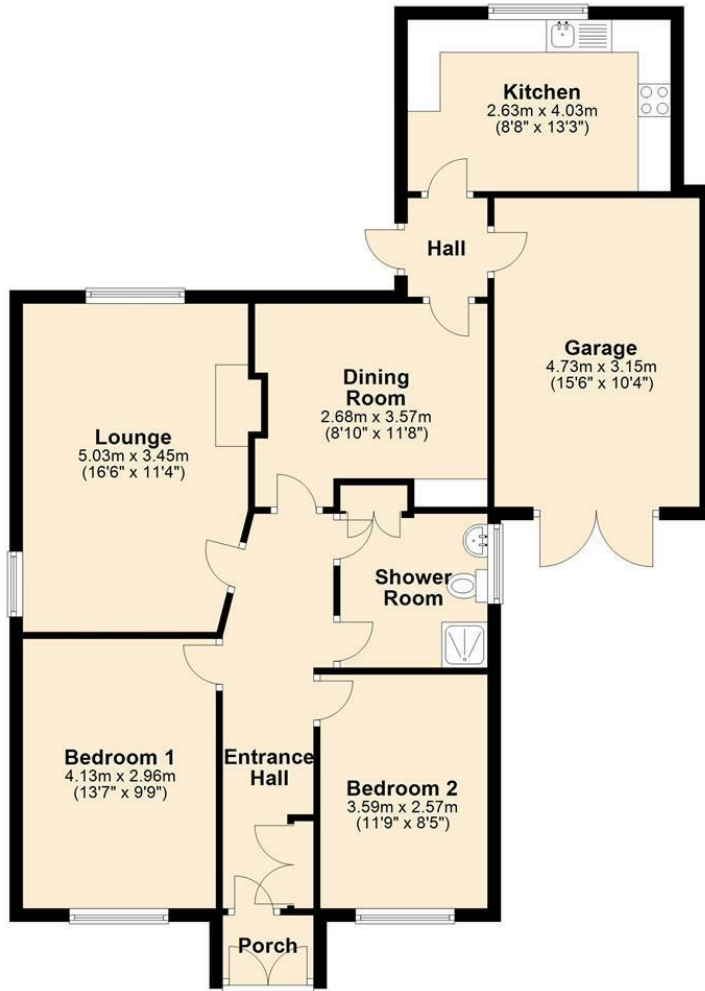
Nearby primary schools also include The Grange, Hartford Primary School and Hartford Manor.

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

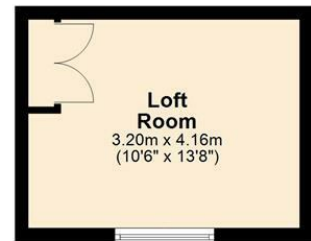
Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located within walking distance to Greenbank

Ground Floor
Approx. 95.7 sq. metres (1030.1 sq. feet)



First Floor
Approx. 13.3 sq. metres (143.0 sq. feet)



Total area: approx. 109.0 sq. metres (1173.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-90) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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