

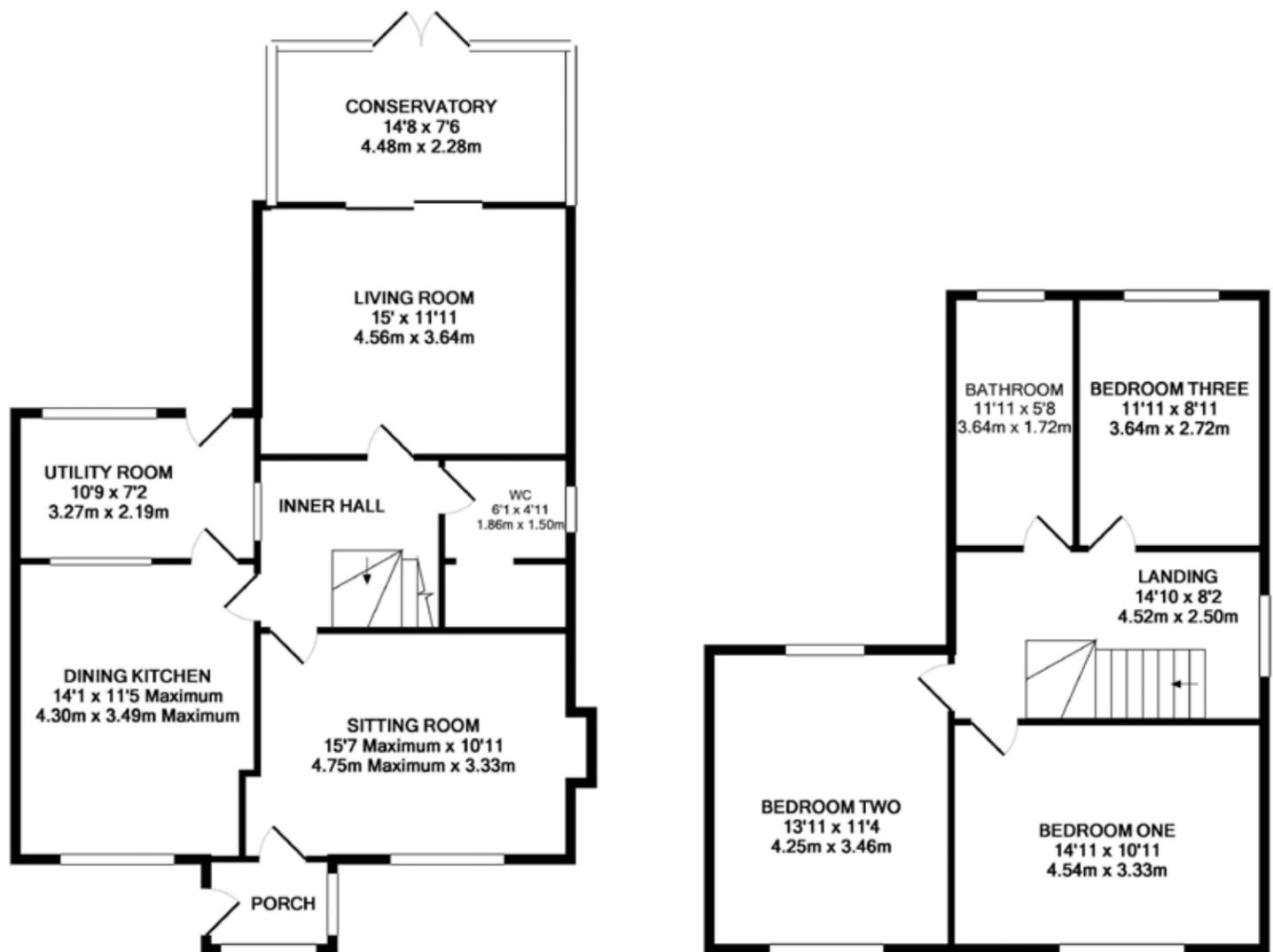


**Floor Plans**

(Not to scale)



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TOTAL APPROX. FLOOR AREA 1459 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# 23 Hodge Lane

Hartford, Cheshire CW8 3AG

 2 Reception Rooms  3 Bedrooms  1 Bathrooms

*Hinchliffe Holmes are delighted to offer for sale this wonderful three bedroom detached cottage in a very sought after location. Sitting on a plot of approximately 1/3 of an acre this home needs to be viewed to be fully appreciated. Internal accommodation comprises: porch, dining room, living room, kitchen/diner, conservatory, utility room, inner hallway, downstairs w.c and to the first floor three bedrooms, all benefitting from fitted wardrobes, and a family bathroom. Externally the generous plot allows parking for numerous vehicles and a detached double garage as well as various outbuildings including a summer house. Viewing is highly recommended.*

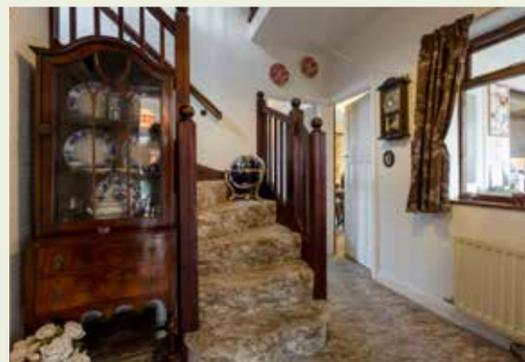


## LOCATION

Hartford is an attractive and well served village. There are superb schools for children of all ages from Hartford Primary School, to The Grange, a very highly regarded independent school. There is an array of local shops and amenities. Rail services to London (via Crewe) operate from Hartford Station whilst Greenbank Station is just a few minutes walk and provides frequent services to Manchester and Chester. In addition the A556 is close to hand whilst intersections of the motorway network are within easy driving distance.

## DIRECTIONS

From our office on High Street, Head East on Apple Market Street towards Weaver Square. After approximately 0.1 miles turn left onto Watling Street. Then take a slight right to stay on Watling Street. After approximately 0.4 miles turn left to Castle Street. After approximately 0.9 miles turn right to stay on A559. Then turn left onto Beach Road. After approximately 0.7 miles at the roundabout, take the 1st exit onto Hodge Lane. After approximately 0.2 miles, the destination will be on the left.



## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.



## GROUND FLOOR

### Entrance Porch

UPVC double glazed window to front, UPVC double glazed window to side, Quarry tiled flooring, glazed door into:

### Sitting Room 4.75m (15'7) Max x 3.33m (10'11)

UPVC double glazed window to front, two double panelled radiator, fitted carpet, brick fireplace, brick hearth.

### Hallway

Window to side, double panelled radiator, fitted carpet, stairs to First Floor, smoke alarm. Door into:

### Living Room 4.57m (15'0) x 3.63m (11'11)

UPVC double glazed sliding doors into the Conservatory, fitted carpet, double panelled radiator.

### Conservatory 4.47m (14'8) x 2.29m (7'6)

Windows to both sides, double doors to rear, glass roof, carpet tiles.

### Kitchen/Diner 4.29m (14'1) x 3.48m (11'5)

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, fitted oven with integrated ceramic hob and extractor fan over, one and a quarter sink unit with chrome mixer tap and drainer, vinyl flooring, UPVC double glazed window to the front, double panelled radiator, window to Utility Room, integral fridge, space for dishwasher door leading to:

### Utility Room 3.25m (10'8) x 2.18m (7'2)

UPVC double glazed door to rear, UPVC double glazed window to rear, vinyl flooring, work surfaces with space for washing machine and tumble dryer below, space for additional fridge/freezer, wall mounted Worcester Bosch boiler, cupboards.

### Downstairs Cloakroom

Vinyl flooring, UPVC double glazed opaque window to side, wash hand basin with chrome taps, low level WC. Further understairs storage area.

### Bedroom Three 3.63m (11'11) x 2.72m (8'11)

UPVC double glazed window to rear, fitted carpet, radiator and fitted wardrobes.

### Family Bathroom 3.63m (11'11) x 1.73m (5'8)

Bath with shower over and glass shower screen, low level WC with dual-push flush, wash hand basin, UPVC double glazed opaque window to rear, vinyl flooring, double panelled radiator, airing cupboard.

## OUTSIDE

### Gardens

To the rear the large well-maintained garden has patio areas ideal for outside entertainment and is mostly laid to lawn with hedged boundaries to the sides and rear. There is a lovely Summer House and raised well stocked flower beds and a rockery with established plants and shrubs. There is a very large garden/storage shed with sliding door. The garden to the rear is fully enclosed and very private.

### Double Garage

Two up and over doors, power and light.



## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F.

## FIRST FLOOR

### Landing 4.52m (14'10) x 2.49m (8'2)

UPVC double glazed window to the side, loft access, smoke alarm, fitted carpet, double panelled radiator.

### Bedroom One 4.55m (14'11) x 3.33m (10'11)

UPVC double glazed window to front, radiator, fitted carpet, fitted wardrobes with mirrored doors.

### Bedroom Two 4.24m (13'11) x 3.45m (11'4)

UPVC double glazed window to front, radiator, fitted carpet and fitted wardrobes, UPVC double glazed window to rear.

## POSTCODE

CW8 3AG

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

