



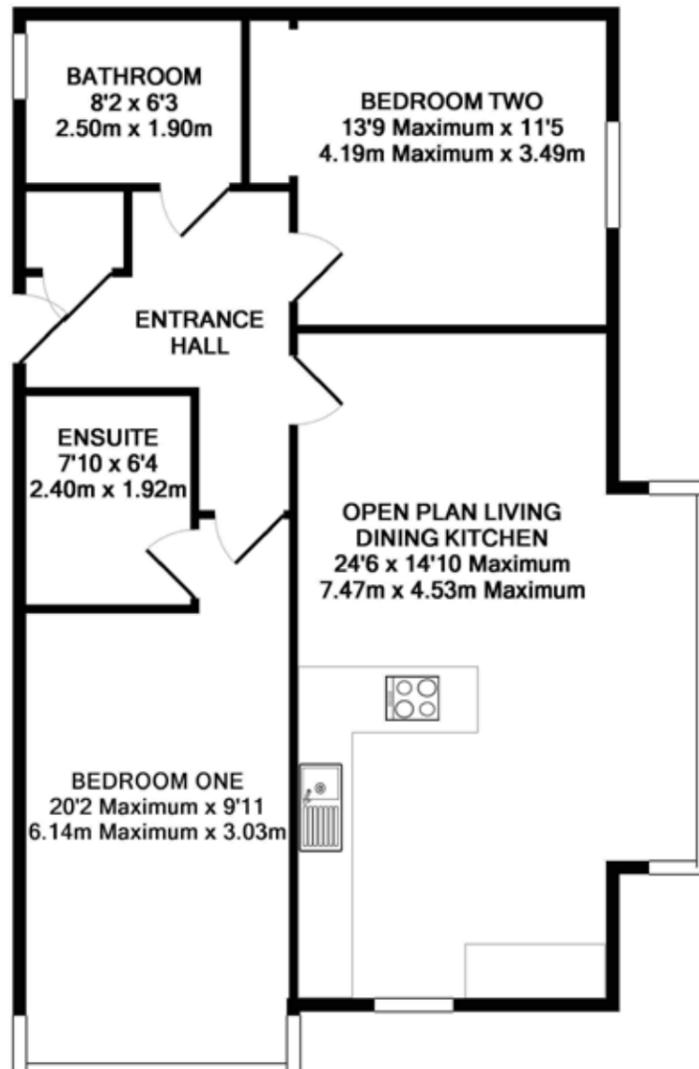
Floor Plans

(Not to scale)



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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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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8 Petherton House

Millwood Drive, Hartford, Cheshire CW8 2ZN

 1 Reception Rooms  2 Bedrooms  2 Bathrooms

Hinchliffe Holmes are delighted to offer for sale this very spacious and well presented two bedroom first floor apartment in the ever popular village of Hartford. Offered to the market with no onward chain the accommodation briefly comprises; entrance hall, open plan kitchen living area, double bedroom with en-suite, double bedroom and bathroom. Viewing is highly recommended.

LOCATION

Hartford is one of Cheshire's most popular villages, combining rural appeal with first class accessibility and a superb range of amenities. The village boasts a number of shops, including newsagents, pharmacy, florist, butchers and two general convenience stores - a Co-Operative and Sainsbury's. In addition, there are two very popular cafés/wine bars that also serve food throughout the day. Other facilities include the Hartford Hall Hotel, two public houses and two thriving churches. Hartford is renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Grange School (Junior and Secondary level), Hartford Church of England High School, two excellent state junior schools, St Wilfred's Primary School, St Nicholas's Roman Catholic High School, Mid-Cheshire College of Further Education and a day nursery. With regards to leisure facilities, there are several good golf clubs nearby, a tennis/bowls club within walking distance of the property and many beautiful walks along the river Weaver, accessed from well planned public footpaths. Hartford is well positioned to take advantage of outdoor activities in central Cheshire, including dog walking, horse riding and rambling, with the Whitegate Way, Marbury Country Park, Delamere Forest and the Sandstone Trail all with easy travel distance. Several golf courses, including Hartford, Sandiway and Vale Royal are a few minutes drive away. Within walking distance of the house are two railway stations - Greenbank (Manchester to Chester line) and Hartford (Liverpool - Crewe - London). Road access to the M6, M53 and M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool and Manchester and MediaCityUK easily accessible. For those who require European or international travel, Liverpool and Manchester International Airports can be accessed within 45 minutes drive.

DIRECTIONS

From our office on High Street, Head east on Apple Market St towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling St/A533/A559. Then take a slight right to stay on Watling Street. After approximately 0.4 miles turn left onto Castle Street which merges into Chester Road, proceed through the village and then turn right onto Keepers Close and then left onto Millwood Drive and the property is located on the right hand side.

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.

FIRST FLOOR

Hallway

Wall mounted electric heater, fitted carpet, smoke alarm.
Utility Cupboard.
Space for washing machine, hot water cylinder, electric meters.

Open Plan Kitchen Living Area

Large leaded glass double glazed windows to front and side, wall mounted electric heater, fitted carpet, inset downlighters.

Kitchen Area

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, fitted microwave, fitted eye-level oven, integrated 4 ring halogen hob with extractor fan over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integral dishwasher, integral fridge/freezer, tiled floor, smoke alarm, inset downlighters.

Bedroom One

Fitted carpet, inset downlighters, wall mounted electric heater, double glazed leaded window to front.

En-suite Shower Room

Tiled floor, low level WC with push flush, wash hand basin with mixer tap, shaver point, extractor fan, inset downlighters, shower with glass folding door and chrome attachments, heated chrome towel rail.

Bedroom Two

Fitted carpet, double glazed leaded glass windows to side, wall mounted electric heater, TV point, telephone point.

Bathroom

Double glazed opaque leaded glass window to side, partially tiled walls, bath with chrome mixer tap and wall mounted shower head over with glass screen, low level WC, tiled floor, heated chrome towel rail, wash hand basin with chrome mixer tap, inset downlighters, shaver point.

TENURE

Leasehold. 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 D.

POSTCODE

CW8 2ZN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

