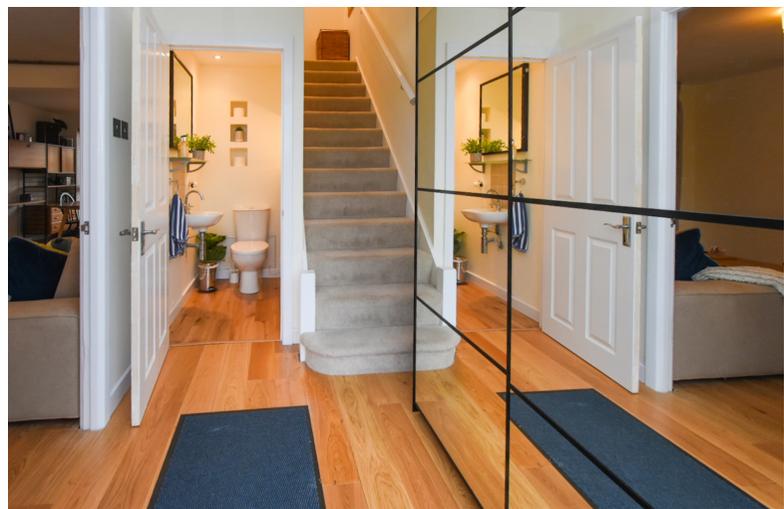




Brook Way | Hartford | CW8 1RH

EDWARD  
mellor



## Features

- An attractive and well presented 3 bed semi
- Superb fitted kitchen installed February 22
- Detailed plans with consent to extend
- Excellent off road parking and lovely gardens
- Superbly situated in Hartford village

Standing in a lovely secluded position in Hartford village overlooking Riddings Lane primary school, this is a well presented semi detached home with many features. In addition there are detailed plans available for a 2 storey extension granted in April 23 which are

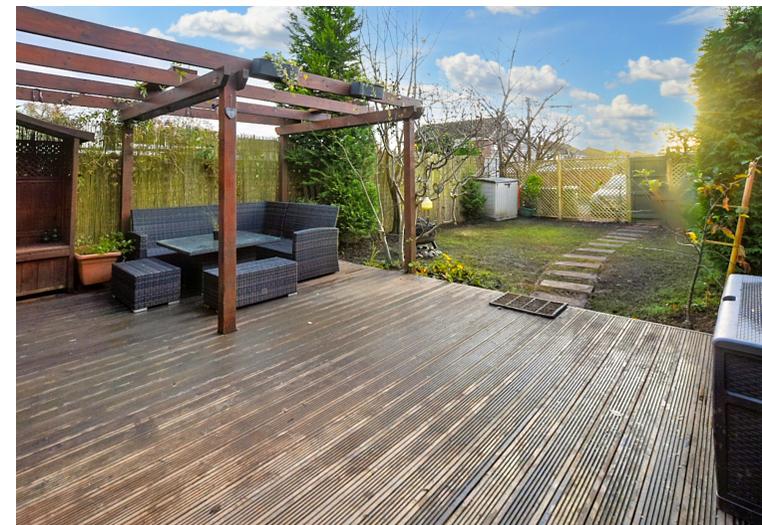
available to view on request. The well presented layout has new engineered oak flooring to the ground floor. With gas central heating have a combi boiler fitted in 2021 and PVCu double glazing comprising entrance hall, cloakroom, lounge and open plan

dining space with a recently installed fitted kitchen. The first floor has three bedrooms and a bathroom. Outside the property has a feature secluded garden enjoying much privacy. There is also a driveway proving ample off road parking.



The property occupies a splendid position on the fringe of a much favoured development. Hartford is a long established and desirable location with the focal point of the village centre having an excellent range of shops, restaurants and the picturesque St John's Church. Hartford is renowned for its outstanding educational facilities for all age groups including the highly rated Grange independent schools and Hartford primary rated outstanding. Hartford railway station is just 1/4 mile away connecting to Crewe, Liverpool and London. The A556 is a short drive and leads to the motorway network and several major commercial centres throughout the North West. Nearby is delightful open countryside and lovely nearby landmarks including Marbury Country Park, Whitegate Way and Delamere Forest.

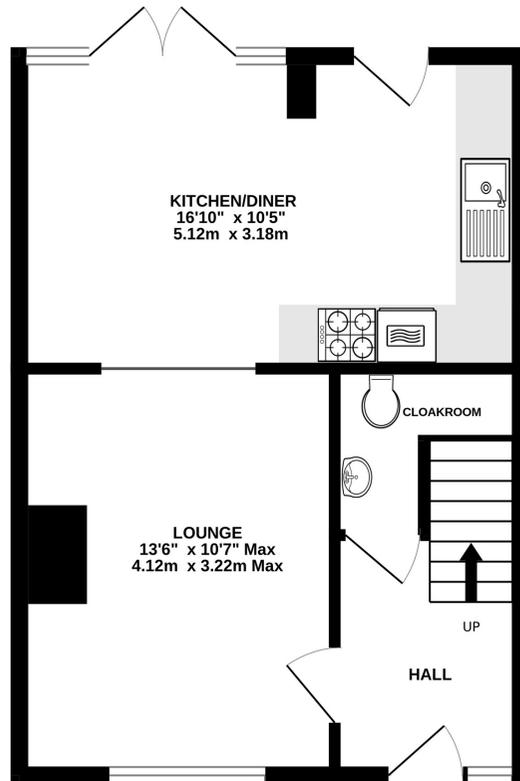
**SERVICES:** All main services are connected. **TENURE:** We are informed that the property is Freehold. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - C- Energy Efficiency Rating - C



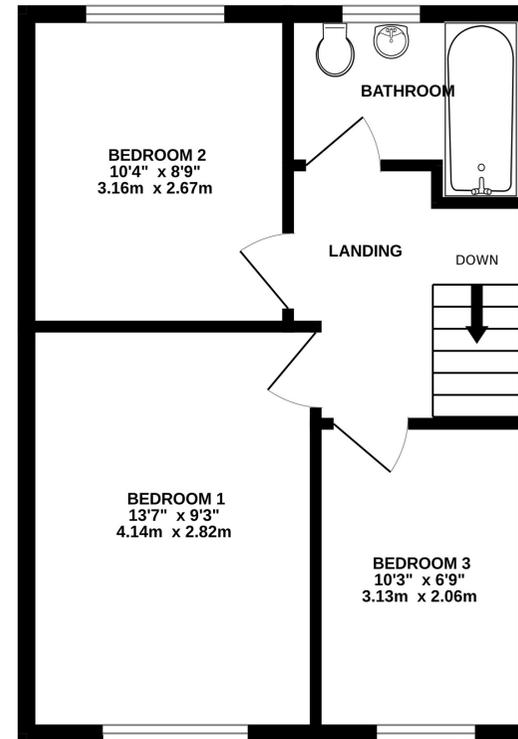
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



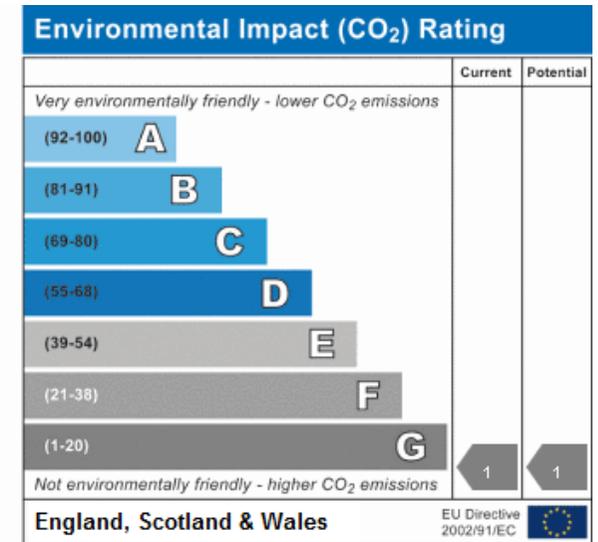
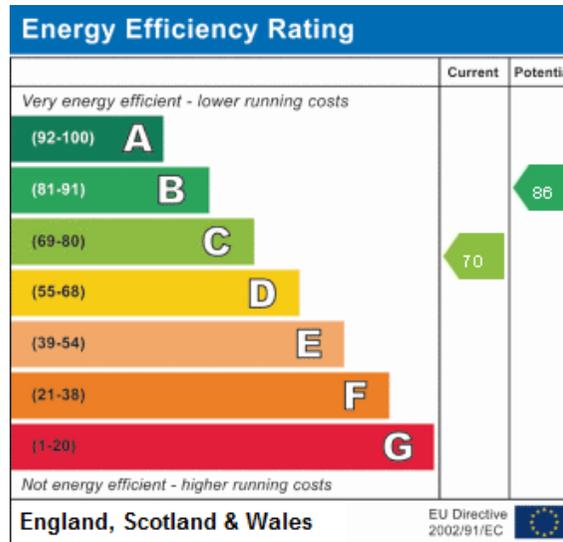
TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating



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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*