



Beach Road | Hartford | CW8 3AB

EDWARD  
mellor



## Features

- An Edwardian period home with 4 bedrooms
- On a magnificent quarter of an acre plot
- With many original features
- With large secluded feature garden
- Superb off road parking

'Kilkerry' is beautifully positioned on an impressive and mature plot extending to around a quarter of an acre. A fine traditional Edwardian period semi detached house with many fine attributes to include original leaded light windows and original feature fireplaces. The property built for ICI

management around 1901 has distinctive red engineering brick to all elevations. The family accommodation highlights comprise entrance hall with original wood block floor, spacious lounge with open working fire and bay window, living room with open working fire, upgraded dining kitchen, utility

room, W.C., 4 bedrooms and bathroom with separate shower. Outside there is a garage store, an excellent imprinted concrete driveway providing excellent off road parking and lovely rear garden of great size providing a high degree of seclusion.



The property stands in a long established position set nicely back from roadside and opposite a woodland area. Hartford is renowned for its outstanding educational facilities for all age groups including the reputable Grange independent schools. For the business traveller there is Hartford railway station which is part of the West Coast main line connecting to London and Greenbank railway station on the Manchester to Chester line. The A556 bypass is nearby and leads to the motorway network and many major centres in the North West. The vibrant village centre is nearby while Northwich town centre is a short drive away and offers a range of shopping facilities including a Waitrose supermarket and pretty marina, multiplex cinema and memorial court with swimming pool and gymnasium.

**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent.

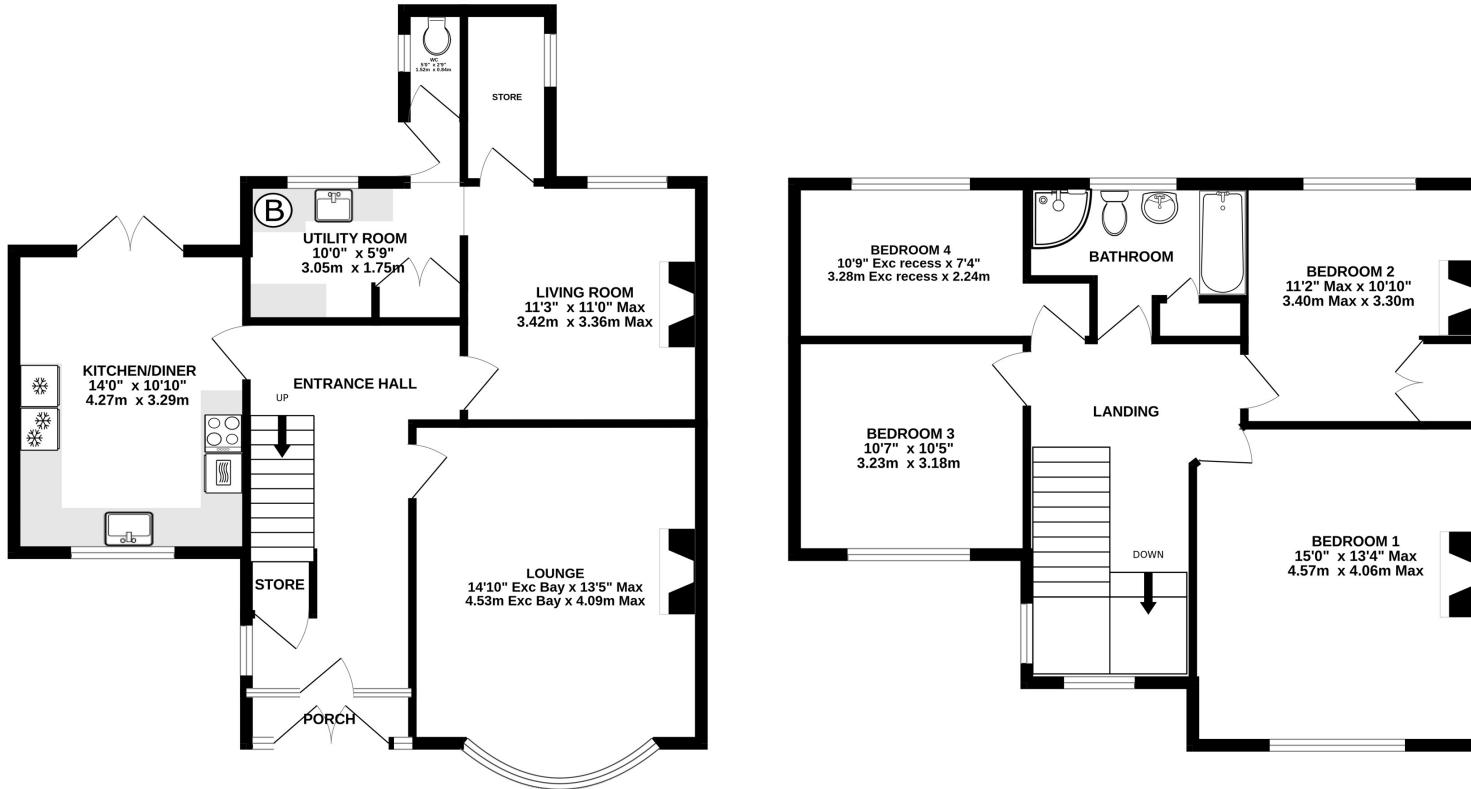
**NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band E - Energy Efficiency Rating TBC

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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: E
- Tenure:Freehold

## EPC Rating

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