



Maple Grove | Northwich | CW8 4AX

EDWARD  
mellor



## Features

- A spacious detached family house
- Adaptable layout with 3 reception rooms
- 4 bedrooms and 2 bathrooms
- Garage, private drive and secluded garden
- Quiet no through road in favoured location

Beautifully presented and spacious detached family home, ideally positioned towards the end of a quiet cul-de-sac bordering Hartford, within walking distance of local schools and two railway stations. With gas central heating and PVCu double glazed windows, the ground floor offers a

welcoming entrance hall, cloakroom, generous lounge, separate dining room, well-appointed kitchen, utility room, and a versatile reception room which could also serve as a ground floor bedroom. To the first floor is a master bedroom with en suite, three further bedrooms, one currently used

as a home office and a family bathroom. Externally, the property benefits from a private driveway leading to a garage and a private rear garden, ideal for relaxing or entertaining.



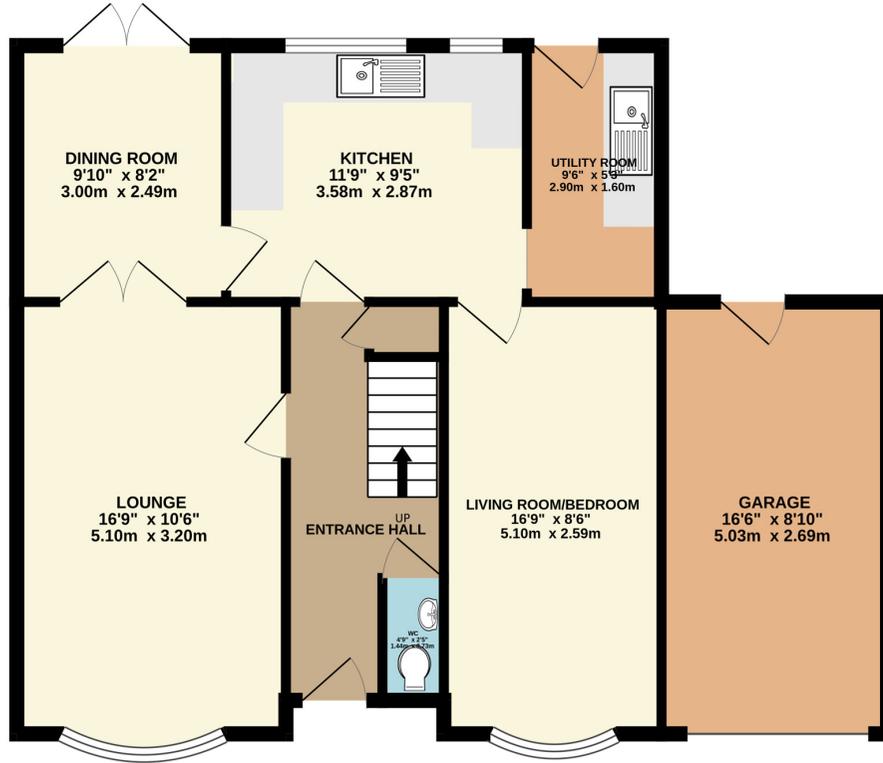
Built around 1979, this property occupies an established and mature setting notable for its close proximity to many amenities. Outstanding educational facilities are available for all age groups in nearby Hartford and surrounding areas. For commuting there is easy access to both the A49 and A556 which link to the motorway network and many major commercial centres throughout the north-west. Within walking distance is Greenbank railway station which is part of the Manchester to Chester line and there is also a station in Hartford which is on the west coast line connecting to London. Within 2 miles is Northwich town centre with many shops and national stores, Waitrose supermarket with picturesque marina adjacent, multiplex cinema and memorial court with swimming pool and gym. Leisure pursuits nearby include the superb Moss Farm sports complex with cricket and rugby clubs plus all weather football surfaces, Hartford golf club and Marbury Country Park.

**SERVICES :** Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band E - Energy Performance Rating Band TBC

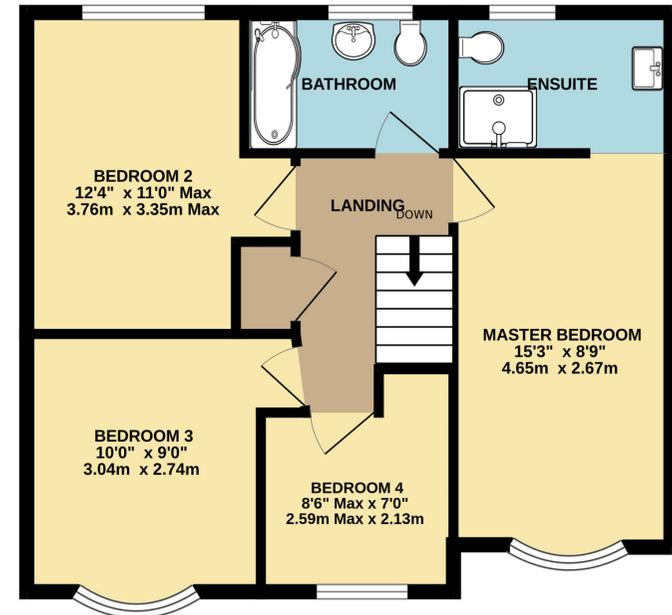
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.2 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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