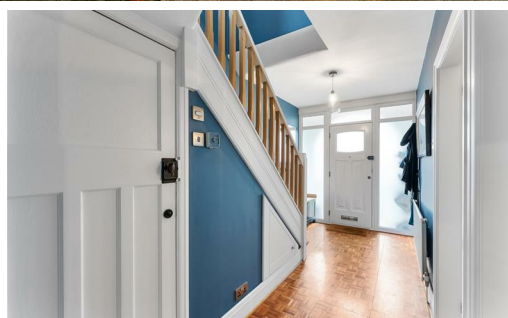




# 9 ASHLEY DRIVE, HARTFORD, NORTHWICH, CW8 3AQ

## OFFERS OVER £380,000



Vincent James Estate Agents are thrilled to present this exceptional semi-detached family home, nestled in a tranquil corner of the highly sought-after Hartford. Opportunities like this are truly rare—don't miss your chance to secure a home in one of Northwich's most desirable locations!

Step inside to discover a warm and inviting hallway that leads to a spacious lounge, a well-equipped kitchen, a separate dining room, and the added convenience of a downstairs WC. Upstairs, you'll find three generously sized bedrooms, perfectly complemented by a sleek and modern family bathroom.

Outside, this property radiates curb appeal with its ample driveway and a gated area for additional parking. To the rear, the private garden offers the perfect setting for entertaining guests or enjoying al fresco dining.

This is a home that combines charm, practicality, and location—an opportunity not to be missed. Call us now to book your viewing and make this dream home yours!

[WWW.VINCENTJAMESESTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESESTATEAGENTS.CO.UK)



## Entrance Hallway



Accessed via the front entrance door, with frosted double glazing surrounding. With feature effect wood flooring, this spacious Hallway leads into all rooms on the ground floor. A radiator sits to the wall. There is also understairs storage.

## Lounge



With feature wood effect flooring, this is the true heart of the home. With built in storage, bi-fold doors to the rear, space for a log burner and a radiator to the wall.

## Kitchen



Fitted with a range of wall, drawer and base units, with worksurfaces above. Double glazed windows sit to the side and rear aspect of the home, with a further access door into the rear garden. Integrated appliances include; Fridge Freezer, Double Oven, Four ring hob with extractor above and Washing Machine. Inset sink with mixer tap and drainer. Two wall mounted vertical radiators sit to the wall.

## Dining Room



A double glazed bay window looks to the front aspect of the home, and space for a log burner. Radiator.

## Downstairs WC



Conveniently crafted, this space comes with a low level WC, hand wash basin and splashback and Inset spotlights.

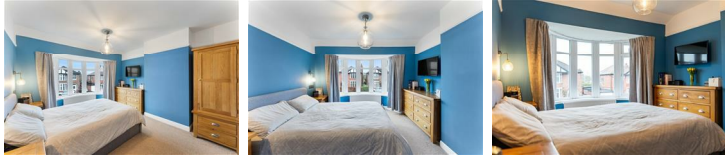
## Landing



Providing access to all bedrooms and the family bathroom. With a double glazed frosted window to the side elevation.



## Master Bedroom



With a double glazed bay window to the front elevation, radiator and carpet underfoot. There is also a wall mounted TV point.

## Bedroom Two



With a double glazed window to the rear, radiator and built in wardrobes.

## Bedroom Three



With a double glazed window to the rear elevation, radiator and carpet underfoot.

## Family Bathroom



With a panelled bathtub, shower, hand wash basin with vanity unit, low level WC, heated towel rail and a double glazed frosted window to the side elevation. Loft access point.

## Externally - Front



The front of this home oozes curb appeal. With a driveway, lawned garden and gated side access into the rear of the property.

## Externally - Rear



With a lawned garden, and a lot of space perfect for entertaining. There is a paved patio area and a shed.

## Surrounding Area



Hartford is one of the most sought-after areas in Northwich, offering a perfect blend of charm, convenience, and quality of life. Renowned for its exceptional education options, the village is home to several outstanding schools, including Hartford Church of England High School and the prestigious Grange School, an independent school providing education from

nursery through to sixth form. Highly regarded primary schools such as Hartford Manor and Hartford Primary, alongside further education opportunities at Mid Cheshire College, make it a prime location for families prioritizing their children's development. Hartford also boasts a variety of restaurants and pubs, from cosy gastropubs to modern eateries, catering to a range of tastes. For commuters, the area is exceptionally well-connected, with two train stations offering direct links to Manchester, Chester, and Liverpool, as well as easy access to the M56 and M6 motorways. With its strong community feel, excellent amenities, and top-tier education, Hartford truly stands out as one of Northwich's most desirable locations.

### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

### Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

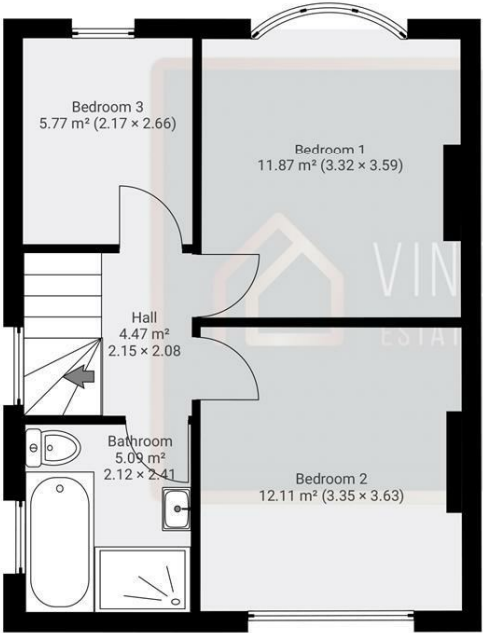


9, Ashley Drive Hartford,  
Northwich, CW8 3AQ

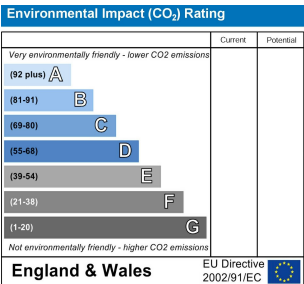
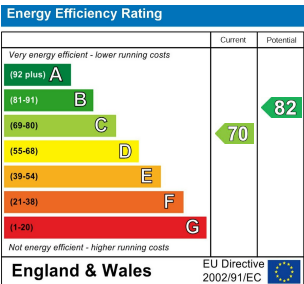
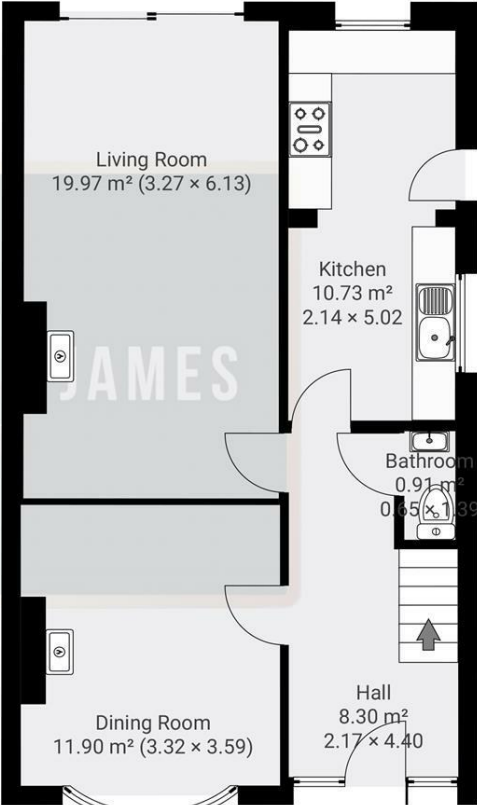
**DETAILS**  
Total area: 91.06 m<sup>2</sup>  
Living area: 91.06 m<sup>2</sup>  
Floors: 2  
Rooms: 10

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

▼ **Ground Floor** TOTAL AREA: 39.28 m<sup>2</sup> • LIVING AREA: 39.28 m<sup>2</sup> • ROOMS: 5



▼ **1st Floor** TOTAL AREA: 51.78 m<sup>2</sup> • LIVING AREA: 51.78 m<sup>2</sup> • ROOMS: 5



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939  
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK