



276 The Firs, Chester Road, Hartford, Northwich, Cheshire, CW8  
1QW

**£750,000**



An imposing, detached period house standing in large, mature and private gardens with the added benefit of a large detached former coach house, which is currently used as a garage but has huge development potential. The house itself is presented in good decorative order and features replacement PVCu double glazed windows designed to emulate the original sashes and gas central heating. The accommodation comprises; Ground floor: Entrance hall, cloakroom, lounge, dining room, kitchen breakfast room and utility room. First Floor: Landing, four double bedrooms and large bathroom. Second Floor: Two double bedrooms and bathroom.

## GROUND FLOOR

### ENTRANCE HALL

6.17m x 1.88m (20' 3" x 6' 2")  
Staircase to first floor and door and staircase leading down to the cellar.

### CLOAKROOM

3.76m x 1.88m (12' 4" x 6' 2")  
side aspect. Two piece suite. space for fitted wardrobes.

### LOUNGE

4.84m x 3.65m plus bay (15' 11" x 12' 0")  
Fireplace housing wood burning stove. Bay window to front.

### DINING ROOM

3.86m x 3.65m plus bay (12' 8" x 12' 0")  
Fireplace with open fire. Two dressers fitted into chimney breast recesses. Bay window to front.

### KITCHEN BREAKFAST ROOM

4.91m x 3.48m (16' 1" x 11' 5")  
A Farmhouse style kitchen with modern fitted units and Silestone worktops.

### UTILITY ROOM

2.85m x 3.48m (9' 4" x 11' 5")  
Fitted units. Floor mounted gas boiler.

## FIRST FLOOR

### LANDING

6.14m x 1.88m (20' 2" x 6' 2")  
Staircase leading up to the second floor.

### BEDROOM 1

4.84m x 3.65m plus bay. (15' 11" x 12' 0")  
Period marble fireplace. Bay window to front.

### BEDROOM 2

3.86m x 3.65m plus bay. (12' 8" x 12' 0")  
Fireplace. Bay window to front.

### BEDROOM 3

3.86m x 3.48m (12' 8" x 11' 5")  
period fireplace. original fitted cupboard.

### BEDROOM 4

3.86m x 2.20m (12' 8" x 7' 3")  
Period fireplace.



## BATHROOM

3.79m x 1.88m (12' 5" x 6' 2")

A fully tiled modern bathroom with a three piece suite, including a walk-in shower cubicle.

## SECOND FLOOR

### LANDING

3.66m x 1.88m (12' 0" x 6' 2")

### BEDROOM 5

5.68m x 3.48m (18' 8" x 11' 5")

### BEDROOM 6

4.70m x 3.65m (15' 5" x 12' 0")

## BATHROOM

1.93m x 1.88m (6' 4" x 6' 2")

Part tiled and fitted with a modern three piece suite.

## EXTERNAL

## COACH HOUSE

10.45m x 5.28m (34' 3" x 17' 4")

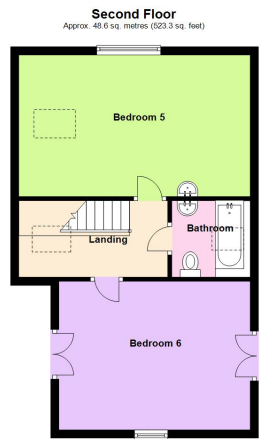
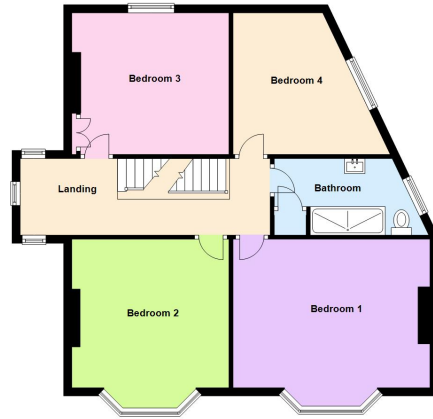
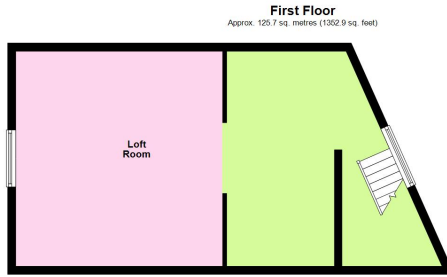
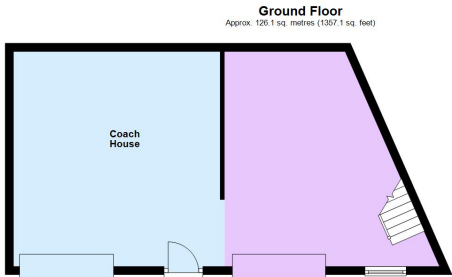
Two storey former coach house currently used as a double garage with storage on the first floor. staircase. Potential to develop for other purposes.

## GARDENS

The property stands in large, mature and private gardens which extend to all four sides of the house. Tarmac driveway with parking for several cars.

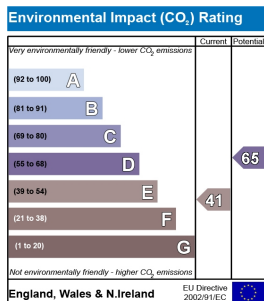
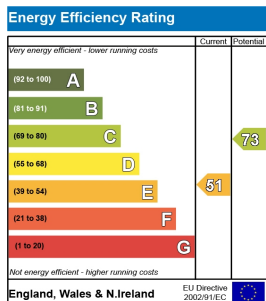


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Total area: approx. 300.4 sq. metres (3233.4 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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