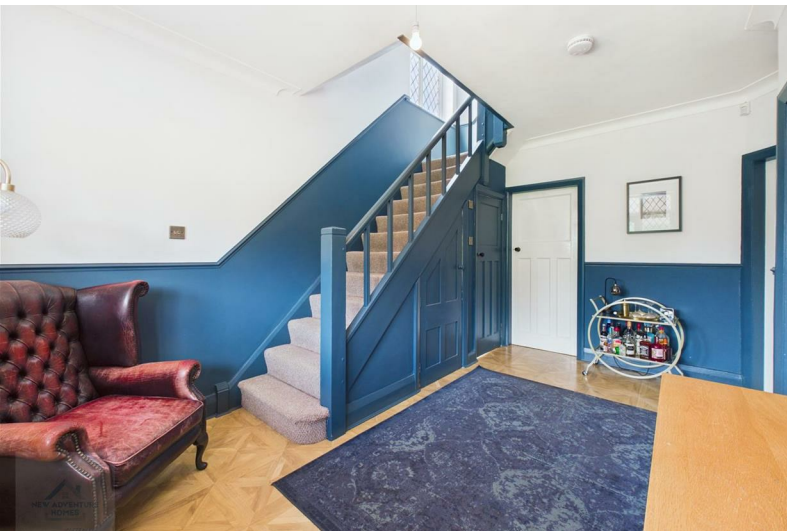




102 School Lane

Hartford, Northwich, CW8 1PN

Offers in excess of £475,000



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Summary

This four-bedroom semi-detached family home offers an elegant blend of period character and contemporary luxury, set on highly sought-after School Lane just off the A556 in the heart of prestigious Hartford. Beautifully finished throughout, the property opens with a welcoming hallway leading to two refined reception rooms, including a bay-fronted dining room and a serene lounge with French doors framing views of the garden. The showpiece of the home is the stunning open-plan kitchen and dining space — a bright, dual-aspect room with quality integrated appliances and a built-in beer/wine fridge, creating an exceptional setting for everyday living and entertaining.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal suite enjoys a bay window to the front elevation and a thoughtfully designed en-suite, while the remaining bedrooms offer superb versatility for families, guests or home working. A beautifully appointed family bathroom with contemporary fittings completes the first floor.

Externally, the home enjoys a private front garden with mature hedging and driveway parking, while the generous rear garden provides a peaceful retreat with a paved patio and lawn — perfect for outdoor dining and relaxation.

Positioned within one of Cheshire's most desirable villages, the property is moments from Hartford's outstanding schools, independent cafés, restaurants and local amenities. Excellent transport links via the A556 and Hartford train station offer swift access to Northwich, Chester and Manchester, making this an exceptional opportunity for families and commuters seeking luxury living in a prime location.

Hartford, Northwich

Situated on School Lane in the highly sought-after village of Hartford, this property enjoys an enviable position within one of Cheshire's most prestigious and well-connected communities. Tucked just off the A556, the home offers exceptional convenience while retaining a peaceful, residential feel — a rare balance that makes Hartford so desirable for families and professionals alike.

Hartford is renowned for its tree-lined streets, outstanding schools, independent cafés and strong village atmosphere, making it one of the most coveted locations in the Northwich area. The village provides easy access to both Hartford and Greenbank train stations, offering direct links to Manchester, Liverpool and Birmingham, while major road networks place Chester, Warrington and the M6 within effortless reach.

Just a short distance away lies Northwich Town Centre, a thriving hub that has undergone significant regeneration. Its vibrant high street blends unique independent boutiques with well-known national retailers, creating a shopping experience full of character. The popular monthly Artisan Market draws visitors from across Cheshire, showcasing hand-crafted goods, local produce and creative talent.

The impressive £80 million Barons Quay development has transformed the town's leisure offering, featuring a state-of-the-art cinema, stylish retail outlets and an exciting mix of restaurants and bars. Whether you're meeting friends for drinks, enjoying a family meal or catching the latest film, Northwich provides endless opportunities for relaxation and entertainment.

For those who enjoy an active lifestyle, Brio Leisure is close by, offering year-round swimming and fitness facilities. Scenic walks, parks and riverside routes are also easily accessible, adding to the area's appeal for outdoor enthusiasts.

This exceptional location delivers the perfect blend of modern living, community charm and outstanding connectivity — a setting that truly enhances the lifestyle offered by this beautiful family home.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

9'11" x 14'11" (3.04 x 4.55)

A beautifully presented entrance hallway finished in a deep blue and white palette, complemented by parquet-style flooring and refined woodwork. Leaded glazing and a part-glazed front door draw in natural light, while the staircase rises elegantly to the first floor with discreet under-stair storage. A true sense of home is felt from the moment you walk in, setting the tone for the rest of the property.

Living Room

12'3" x 15'2" (3.75 x 4.63)

A bright and welcoming living space featuring a charming exposed brick fireplace with a multi fuel burner and rustic timber mantel. French doors open onto the garden, filling the room with natural light and creating a seamless indoor-outdoor connection. The neutral décor and soft tones enhance the sense of space and calm, while the character detailing brings warmth and personality.

Dining Room

11'5" x 12'3" (3.48 x 3.74)

Positioned to the front elevation, this bright and spacious dining room enjoys a beautiful outlook through a large bay window that frames the greenery beyond. The crisp white finish enhances the natural light and sense of openness, while subtle character details add charm and refinement. A versatile space that feels both uplifting and inviting — perfect for gatherings or quiet moments alike.

Open Plan Kitchen & Dining

9'5" x 22'10" (2.89 x 6.96)

A beautifully designed dual-aspect space that blends modern functionality with character detail. The kitchen features deep navy cabinetry, warm wooden worktops and a distinctive patterned splashback, with integrated appliances including a range cooker, fridge-freezer, washing machine and dishwasher. A built-in beer and wine fridge adds a touch of luxury, ideal for entertaining. Exposed brickwork and parquet-style flooring bring warmth and texture, while a rear door provides direct access to the side of the property. Large windows ensure the whole area feels bright, sociable and perfectly suited to modern living.

WC

4'7" x 4'2" (1.40 x 1.28)

A sleek and modern cloakroom finished in crisp white tones, featuring a contemporary suite with vanity storage and chrome heated towel rail. The frosted window allows natural light while maintaining privacy, complemented by parquet-style flooring and a clean, minimalist design that enhances the sense of space.

Under-Stair Storage

First Floor

Landing

4'0" x 15'8" (1.22 x 4.79)

A bright and spacious landing finished in a deep blue and white palette, continuing the home's elegant theme. Natural light filters through the leaded window, highlighting the crisp décor and soft carpet underfoot. Doors lead to the first-floor rooms, with loft access above — a beautifully presented space that connects the upper level with a refined sense of continuity and style.

Master Bedroom

12'4" x 14'9" (3.77 x 4.52)

Positioned to the front elevation, this impressive principal bedroom enjoys a large bay window with views over the surrounding greenery, filling the space with natural light. The room features soft neutral décor and a decorative fireplace, creating a calm and elegant atmosphere. The current owners have thoughtfully reconfigured the layout to include a stylish en-suite, utilising part of Bedroom Two to enhance both comfort and functionality — a superb addition that elevates the home's appeal.

En-Suite

6'6" x 3'10" (1.99 x 1.18)

A stylish and contemporary En-suite finished with sleek white tiling and contrasting feature wall. The suite includes a large walk-in shower with rainfall head, modern vanity basin and WC, complemented by a chrome heated towel rail. Thoughtfully designed to maximise space and light, this En-suite offers a fresh, luxurious feel.

Tel: 07778 908724

Bedroom Two

12'3" x 10'10" (3.75 x 3.32)

Positioned to the rear elevation, this bright and spacious double bedroom enjoys peaceful views over the garden. Finished in crisp white tones, the room feels airy and serene, with natural light enhancing its generous proportions. Double doors conceal the pipework for the En-suite and provide access to a useful void — ideal for additional storage. A versatile space offering both comfort and practicality within the home's thoughtful design.

Bedroom Three

9'9" x 9'0" (2.98 x 2.76)

A bright and versatile room positioned to the front elevation, currently used as a home office but equally suited as a double bedroom. The large window allows plenty of natural light and offers pleasant views, creating an uplifting workspace or relaxing retreat. Finished in crisp white tones with neutral carpeting, this adaptable space is ideal for families or professionals seeking flexibility within the home.

Bedroom Four

9'4" x 8'9" (2.85 x 2.69)

Positioned to the rear elevation, this bright double bedroom is currently used as a dressing room, offering excellent space and flexibility. The large window provides pleasant views over the garden and floods the room with natural light, enhancing its airy feel. Neutral décor and soft carpeting create a calm backdrop, making this an ideal space for use as a bedroom, dressing area, or home office depending on lifestyle needs.

Family Bathroom

5'5" x 9'0" (1.67 x 2.76)

A beautifully appointed family bathroom featuring a contemporary design with striking teal tiling and sleek black fittings. The suite includes a modern full size bath with shower attachment, separate corner shower enclosure with rainfall head, vanity basin with storage, and WC. Light neutral walls and frosted window provide a bright, fresh feel, while the bold accent tiles add a touch of luxury and character — a stylish space designed for both relaxation and practicality.

Externally

Front Garden & Driveway

The property enjoys a generous front garden with a neatly maintained lawn and mature hedging that provides excellent privacy from the road. A paved driveway offers ample off-road parking and leads to the side gate, giving access to the rear of the property. The attractive façade, with its bay windows and traditional brickwork, is complemented by the greenery and lattice fencing, creating a welcoming first impression and strong kerb appeal.

Rear Garden

The property benefits from a generous rear garden, mainly laid to lawn and enclosed by fencing for privacy. A spacious paved patio provides the perfect spot for outdoor seating and entertaining, with direct access from the house. The garden also includes a timber shed, which offers useful storage but would benefit from replacement by the new owners — presenting an opportunity to further enhance this attractive outdoor space. Mature trees and greenery beyond create a peaceful backdrop, making this a lovely area for relaxation and family enjoyment.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating D.

Possession

Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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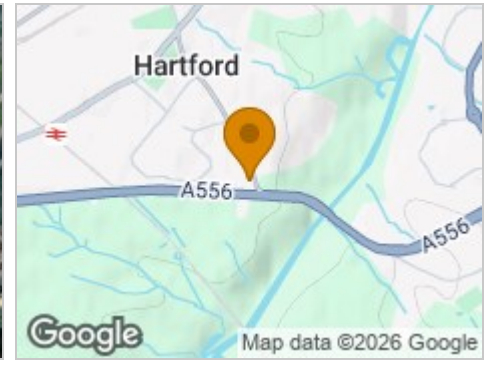
Road Map



Hybrid Map



Terrain Map



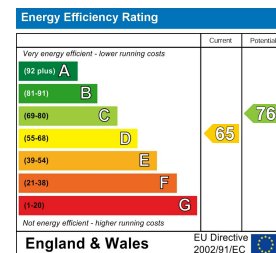
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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