Riddings Lane, Hartford,

Guide Price £425,000

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LARGE FAMILY HOME, MODERNISED AND READY TO MOVE INTO AND ENJOY THE FESTIVE PERIOD. Completed to a high standard inside with newly fitted carpets, tiled flooring, under floor heating, spot lights, bespoke fire place, granite work surface, WINE FRIDGE. AND THIS IS ONLY A SMALL PART OF THE WONDERFUL SPECIFICATION of the home. CALL NOW AND VIEW. EPC grade C.

LOCATION AND SCHOOLING

Hartford is highly desirable and one of the most sought after locations in Cheshire. Riddings lane is just off School Lane, which links through to the A556 so you can easily drive to Chester, Liverpool, Manchester and surrounding areas. Local schools are within walking distance, the main one being Hartford Primary School and Hartford High school. You also have an outstanding private school 'The Grange . Hartford benefits from having local bars and restaurants, two train stations, easy access to countryside walks and is only a short distance from the main Town Centre of Northwich. The Town centre is expanding and being developed, offering more restaurants, a cinema and a large selection of supermarkets and boutique shops. Everything is within easy reach for you and your family.

FRONT GARDEN

Ample off road parking that leads to the main front door and garage. Newly fitted fencing, blocked paved driveway. Featured pebbled stone area with selection of flowers. Security lighting.

GARAGE

6.20m x 3.84m (WIDEST POINTS) (20'4" x 12'7" (WIDEST POINTS))

This is an excellent addition for storage. Housing the boiler and meters. You have an integral door through to the Utility room for easy access. Sockets and water.

ENTRANCE HALL

5.36m x 4.11m (17'7" x 13'6")

As you step in to the fully renovated home you will just go 'WOW'. The brightness of the Porcelain white tiles just grab your attention as they flow through the downstairs living accommodation (except the Lounge). The house is fitted with chrome sockets to maintain the quality of standard throughout. The fresh and crisp freshly painted walls presents the large and spacious design the home offers you throughout. Additional storage is also available under the stair case. Storage cupboard and newly hung doors through to all ground floor rooms. Ceiling light point and radiator.

WC

1.91m x 2.41m (6'3" x 7'11")

Modern design with soft grey toned part wall tiles. uPVC obscured window to the side access. Chrome wall mounted radiator, part pedestal hand wash basin fitted with a chrome waterfall tap. Soft close WC and down lighters.

LOUNGE

7.01m x 4.52m (23'0" x 14'10")

Space is offered here in this dual aspect lounge with uPVC double glazed window to the front aspect and french doors opening to the BBQ area of the garden. 2 x uPVC double glazed side windows just adding to the natural flow of light this home offers you. Bespoke in design and fitting, you have a featured remote control log effect fire, with a marble and travertine surround with down lighters. Soft newly fitted carpet and neutral walls, you have ample space and choice as to where you want the sofas to go. Ceiling light points x2 wall lights x2 radiator x2. The door leading from the hallway is designed to again continue the light flowing through the house.

FAMILY KITCHEN

7.54m x 7.70m (24'9" x 25'3")

STUNNING and an AMAZING FAMILY HUB OF THE HOME. White gloss soft closing wall and base units completed with black granite work surface. Fabulous central island which measures 2.5m x 1.2m, homing the fabulous Elica Wave extractor hood and the Neff induction hob. There is an integrated pop up socket with USB charging point as well as a good selection of additional fitted cupboard s underneath. The kitchen really does present itself well, with fabulous pan drawers, WINE cooler, corner cupboards, recycle bins, integrated AEG fridge freezer and dishwasher. Under counter stainless steel sink and drainer fitted in the work surface with mixer tap. Underfloor heating. Under cupboard lighting as well as Zone lighting offer you a choice of different sections of the room to be lit. The kitchen extends to an orangery, creating a modern kitchen with zones for the family as well as dining. Bi-fold doors open through to the SE facing garden.

UTILITY ROOM

5.38m x 3.73m (17'8" x 12'3")

Flowing from the kitchen you have white gloss cupboards, but with a very practical tall cupboard for the ironing board. Stainless steel bowl sink with mixer tap, space for white goods. uPVC double glazed side access door and fire door through to the garage. Down lighters, radiator and separate underfloor heating and an extractor fan. Under floor heating. Sockets and heating control.

LANDING

4.32m x 2.84m (14'2" x 9'4")

Newly fitted carpet with a modern design add depth and warmth to this home. Tall ceilings create additional feeling of space and as you can see from the measurements this is a good sized hallway for those practical day to day activities. Airing cupboard and attic with a pull down

ladder which is part boarded with lighting. Ceiling light point. Newly hung doors to all rooms.

MASTER BEDROOM
4.27m x 5.03m (14'0" x 16'6")
Again presenting you with a uPVC large double glazed window overlooking the private garden to the rear. Soft newly fitted carpet and built in quadruple wardrobes with soft white wooden painted doors. This takes no space from the bedroom for your furnishings. Door through to the En-suite. Radiator, ceiling light point and TV point.

EN-SUITE SHOWER ROOM
3.20m x 1.57m (10'6" x 5'2")
Beautiful walk in waterfall shower cubicle is for you. Modern white sink with waterfall mixer tap with vanity unit below. Soft close WC and modern wall tiles fully around the shower cubicle. Underfloor heating and wall mounted chrome radiator. Down lighters. Obscured uPVC double glazed window to the side aspect, extractor fan and a back lit wall mounted mirror.

BEDROOM 2
3.10m x 5.49m (10'2" x 18'0")
Bright and light with the natural flow of light. uPVC double glazed window to the front aspect. Built in wardrobe. TV point and soft newly fitted carpet. Ceiling light point, radiator.

BEDROOM 3
2.64m x 4.27m (8'8" x 14'0")
Boxed uPVC double glazed window to the front aspect, ceiling light point and radiator. Built in storage cupboard.

For full EPC please contact the branch

BEDROOM 4
4.09m x 2.97m (13'5" x 9'9")
Wooden effect laminate flooring, ceiling light point, radiator and uPVC double glazed window to the rear aspect. Good sized room currently used as a study.

MAIN BATHROOM
3.20m x 2.13m (10'6" x 7'0")
Equal high quality fittings as the en-suite, with a WATERFALL shower and hand held shower over the shower bath. Perspex shower screen. Hand wash basin with chrome waterfall mixer tap with white gloss drawers. Soft close WC. Chrome wall mounted radiator. Underfloor heating, back lit wall mounted mirror.

FLOORPLAN

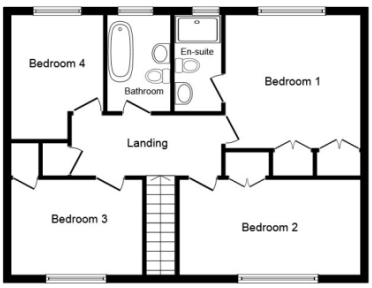
PLOT PLAN

REAR GARDEN
South east facing mature garden, private to the rear and enclosed to both sides. Patio off the lounge. Featuring selection of bushes and shrubs mainly laid to lawn. Outside tap, security light and sockets again all those small items that make life a smoother process.

Reeds Rains Mortgage Advice
We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

All Measurements
All Measurements are Approximate

Ground Floor



First Floor

Agent's Notes Please note th
in the sales particulars are, i
measurements used in this br

firm moveable items described
gh we try to ensure accuracy,
urements themselves.

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