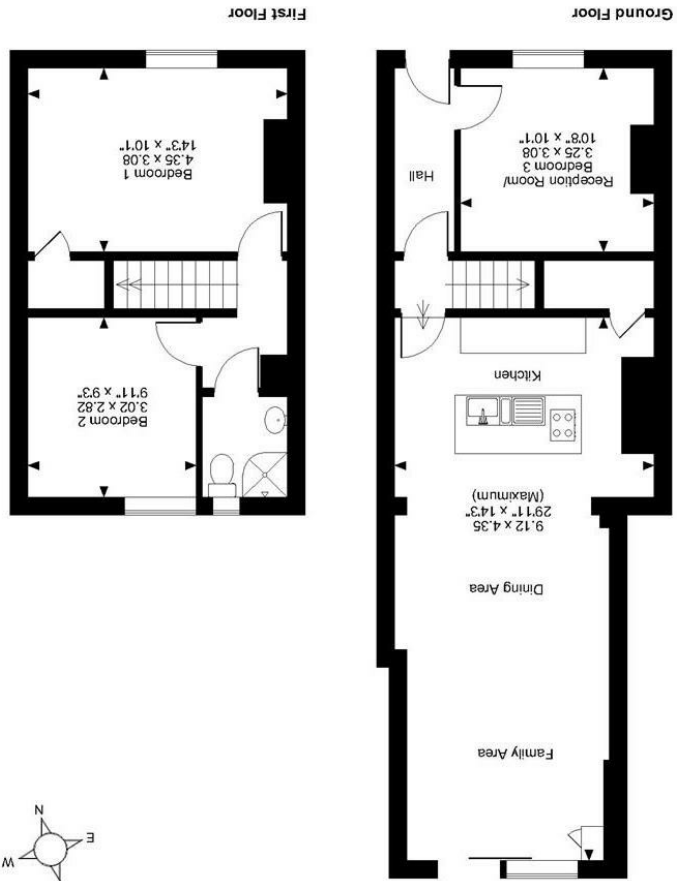
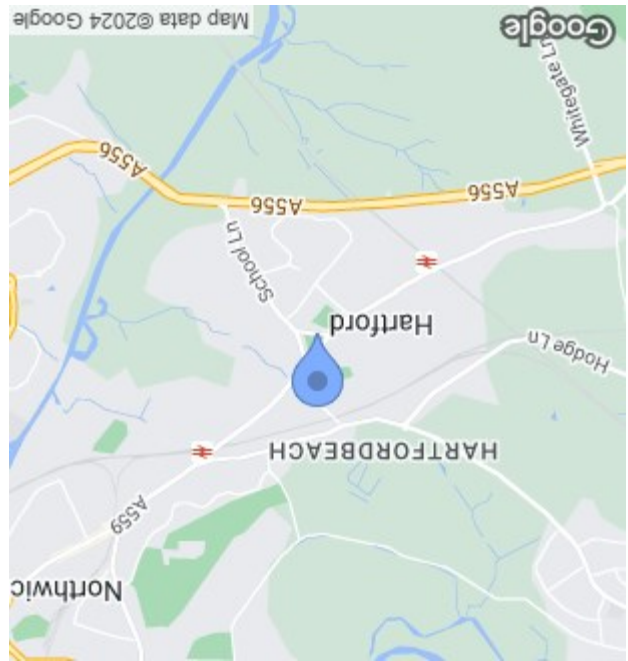


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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The position & size of doors, windows, fireplaces, appliances and other features are approximate only.
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The Green, Hartford
Approximate Gross Internal Area
893 Sq Ft/83 Sq M



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	57
Potential	88



15 The Green
Hartford
Cheshire
CW8 1QA



Asking Price
£270,000

Upon entering the property, you are greeted by a bright and pleasant hallway providing entrance into the lounge which has a delightful aspect overlooking St John's Church. The hallway then leads down to a thoughtfully extended and unexpectedly spacious kitchen/dining/family room which offers plenty of room for a good-size dining table as well as a further seating/lounge area which overlooks the charming south facing rear garden. The kitchen offers plenty of storage options in the sleek white fitted cupboards and has a range of integrated appliances. On the first floor, there are two generous double bedrooms both with fresh neutral décor and modern wood effect flooring. A recently re-styled shower room with corner shower and modern white suite completes the upstairs accommodation. This surprisingly spacious extended home offers a comfortable open plan living space and a layout that maximises functionality. The generous rear garden provides a lovely outdoor seating area and an easy to manage lawn area with a rare south facing position.

Property Information

- Tenure: Leasehold
- Service Charge: £0
- Ground Rent: £0
- Lease Length: 999 Years
- Remaining Term: 839 Years
- Services: All mains services
- Heating: Gas
- Council Tax Band: B
- Broadband: Fibre
- Mobile Signal: Yes
- Parking: On Street
- Rights or Restrictions: No

