



LAURA COSTELLO-SMEDLEY

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18 Royds Close, Hartford

Offers Over £220,000

2 1 1



Calling first-time buyers and investors! This is an incredible opportunity to acquire this delightful 2 bedroom end terrace home, situated on a generous plot with potential to extend (subject to planning permission). Available with no onward chain!

The property benefits from a wide entrance hallway leading to the living room.

The living room is carpeted and spacious with space for a sofa, TV and a dining table. The room opens up to the modern kitchen area. There is an array of cream cupboards, wood effect counter tops, an integrated oven and gas hob and space for a washing machine: Under-stairs storage and a side door leading to the garden.

Upstairs there are two generously sized double bedrooms which are both carpeted.

The bathroom is well appointed and a good size with a bath, shower daisy, WC, and sink.

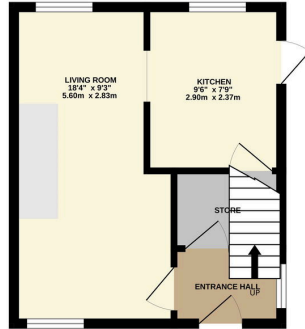
The garden is of a generous size with part lawn and part decking. There is a side gate to the front garden, which has a pathway leading to the front door.

Parking is communal and to the front of the property.

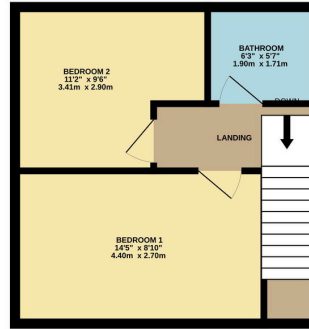
The property is situated in the heart of Hartford, Northwich – offering easy access to Northwich, the A556 to Chester and Manchester, as well as access to other local road networks and major motorways.



GROUND FLOOR
285 sq.ft. (26.4 sq.m.) approx.



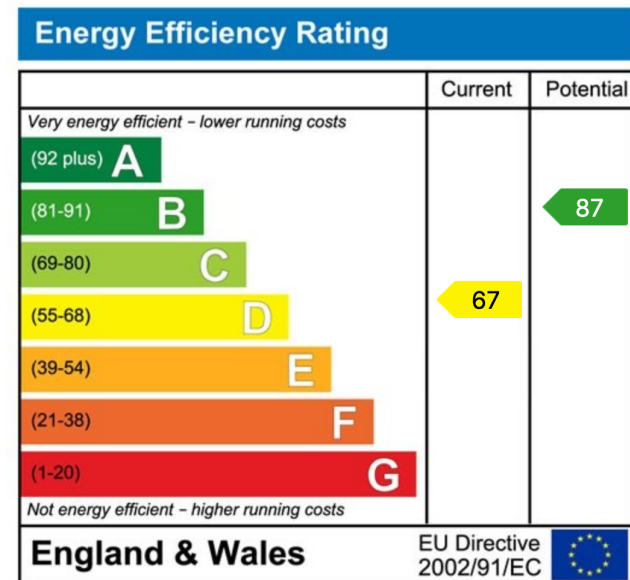
1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler (2020)



- Great for First Time Buyers • Cul-de-sac location
- No Onward Chain
- Modernised Interior
- Popular Location in the heart of Hartford
- Great Sized Bedrooms
- Large Bathroom
- Corner Plot
- Potential to Extend (Subject to PP)
- Easy Access to the A556 for Commuters



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