



VINCENT JAMES  
ESTATE AGENTS

15 HALIFAX ROW, HARTFORD,  
NORTHWICH, CW8 1RT

£120,000



\*\*\*50% SHARED OWNERSHIP\*\*\* VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented MID MEWS property located in HARTFORD. The accommodation includes: Hallway, Kitchen and Lounge to the ground floor and TWO BEDROOMS and TWO ENSUITES to the first floor. Externally there is an enclosed garden to the rear elevation and off road parking for two cars to the front elevation. Call us now to book your viewing!

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### Entrance Hallway

Accessed via front entrance door. Stairs to first floor. Radiator. Storage Cupboard. Cupboard housing washing machine. Door to Lounge. Opening to Kitchen.

### Kitchen

9'4 x 6'2

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer. Inset Oven and Microwave. Inset Gas Hob with Extractor Fan above. Integrated Fridge Freezer. Double glazed window to the front elevation.



### Master Bedroom

12'3 x 8'2

Two double glazed windows to the front elevation. Radiator. Storage Cupboard. Door to Ensuite.



### Lounge Diner

13'2 x 12'6

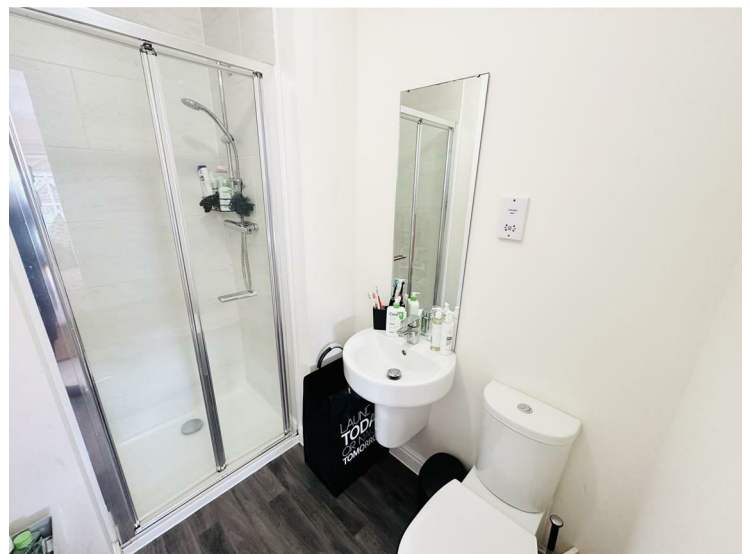
Double glazed French doors to the rear elevation. Radiator.



### Ensuite Shower Room

7'2 x 5'5

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Radiator.



### Landing

Doors to bedrooms. Cupboard housing boiler. Loft access.

## Bedroom Two

10'9 x 8'7

Double glazed window to the rear elevation. Radiator. Door to Ensuite.



## Externally - Rear

Enclosed rear garden with paved patio leading to lawned garden.

## Ensuite Shower Room

8'9 x 3'5

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Radiator.



## Shared Ownership

50% Shared Ownership - Plus Dane Housing  
Monthly Rent is £304.81 which includes Maintenance  
Charge & Building Insurance

## Externally - Front

Off Road Parking for Two Cars.

Please call us for more information about the application process.

## Extra Information

Tenure: Leasehold

Length of lease: 125 years from 2017

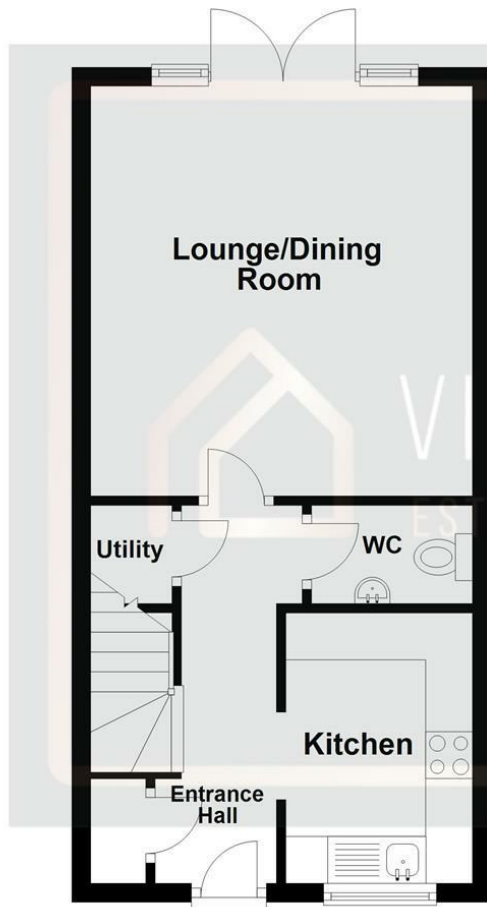
Service Charge: Included within rent

Annual Ground Rent: Included within the rent

Council Tax Band: C

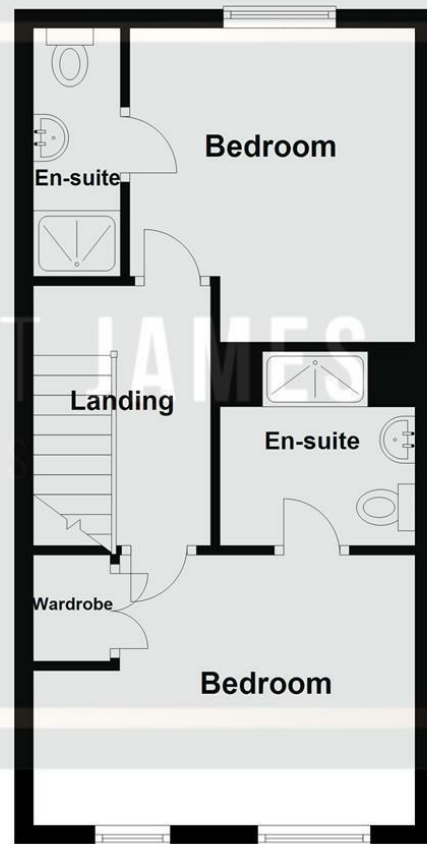
## Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)

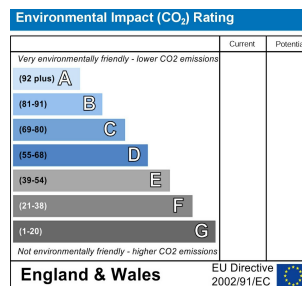
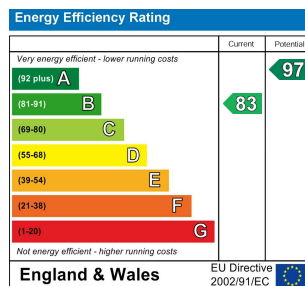


## First Floor

Approx. 23.5 sq. metres (252.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.7 sq. feet)



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939  
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK