



VINCENT JAMES  
ESTATE AGENTS

MANOR GARDENS COLLEGE WAY,  
HARTFORD,  
NORTHWICH, CW8 1TY

£120,000



\*\*\*40% SHARED OWNERSHIP FROM £120,000\*\*\* VINCENT JAMES ESTATE AGENTS are pleased to bring to the market the stunning new development of 108 new homes, nestled in the charming semi-rural community of Hartford, just outside of Northwich and at the heart of the dazzling Cheshire countryside.

Manor Gardens features an exciting collection of contemporary two, three and four-bedroom houses and two-bedroom bungalows, with properties available to buy through shared ownership and ideal for those looking to step onto the property ladder in the area.

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## Location

Deep in the heart of Cheshire and a highly sought-after area in which to live, the village contains several highly-rated local schools, great transport links across the North West and further afield and plenty of parks and woodland areas, making Manor Gardens the perfect place to call home.

## Key Details

Key details:

- Available for shared ownership
- Desirable semi-rural location
- Driveway parking for all properties
- Garages on select properties
- Turfed rear gardens
- En-suite bathrooms on select properties
- Worcester Bosch boilers
- Spacious and airy layouts
- Excellent transport links across the North West
- Close to several highly rated schools, retail parks and green spaces

## Brief Property Description

The Croft is designed to help you make memories to last a lifetime. The ground floor features a separate lounge, perfect for entertaining friends and family and a large open-plan kitchen and dining area with a range of integrated appliances, including a fridge freezer and a Zanussi electric oven and gas hob.

The ground floor of The Croft also features a handy utility room, a downstairs W.C, useful storage space and a door out to the rear turfed garden.

Head upstairs to the good-sized master bedroom which features a private en-suite bathroom. There are also 2 single bedrooms, either of which can also be used as a home office, along with the contemporary 3-piece family bathroom with an over-bath shower and Johnson designer tiling, Bristan taps and Geberit sanitary ware.

## Kitchen

12'10 x 11'2



## Utility

6'2" x 5'2"

## WC

2'11" x 5'6"

## Living Room

14'1" x 9'6"



## Master Bedroom

12'9" x 9'6"



## Ensuite

9'6" x 3'11"

## Bedroom Two

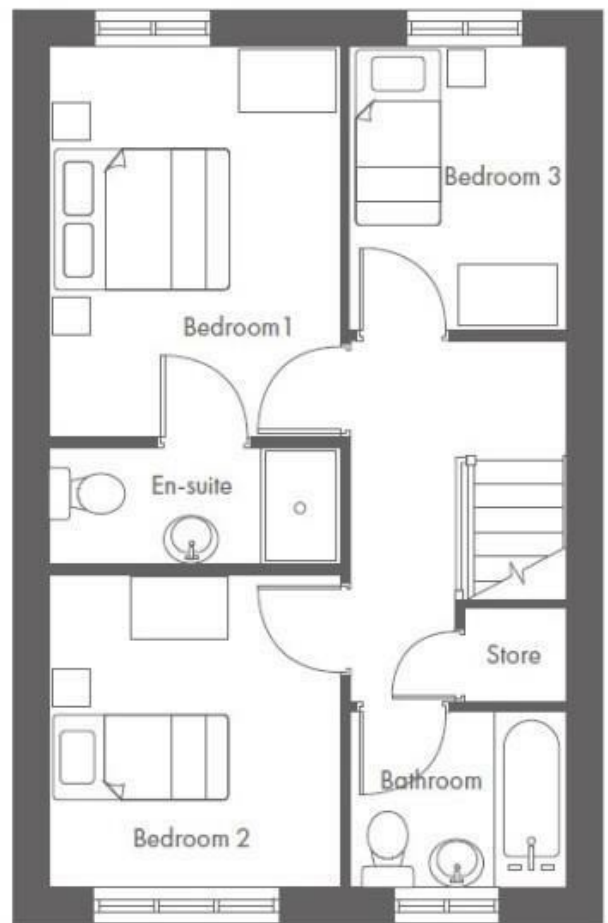
9'10" x 9'6"



Bedroom Three  
9'2" x 6'10"

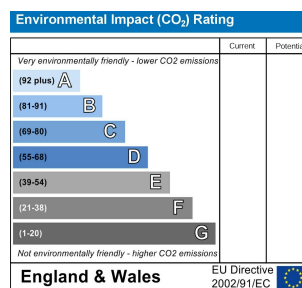
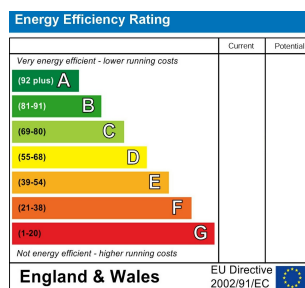


Bathroom  
6'10" x 5'10"



Ground Floor	Metric	Imperial
Kitchen	3.9 x 3.4	12'10" x 11'2"
Utility	1.9 x 1.6	6'3" x 5'3"
W.C	0.9 x 1.7	2'11" x 5'7"
Living	4.3 x 2.9	14'1" x 9'6"

First Floor	Metric	Imperial
Bed 1	3.9 x 2.9	12'10" x 9'6"
Bed 2	3.0 x 2.9	9'10" x 9'6"
Bed 3	2.8 x 2.1	9'2" x 6'11"
En-suite	2.9 x 1.2	9'6" x 3'11"
Bathroom	2.1 x 1.8	6'11" x 5'11"



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