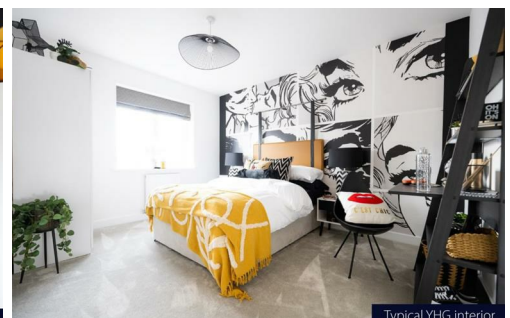
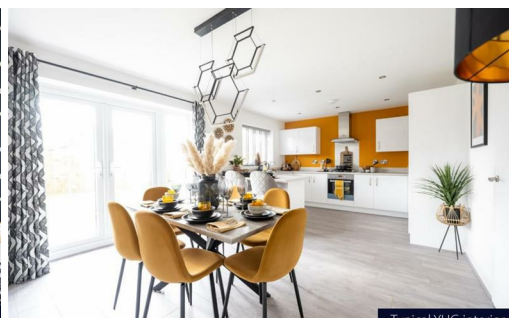
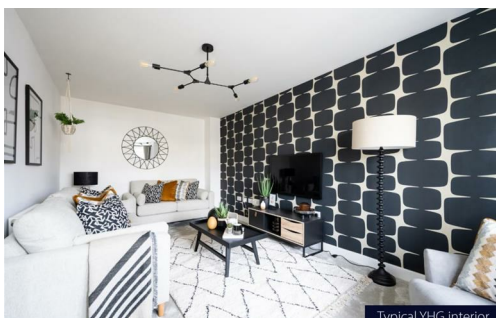




VINCENT JAMES  
ESTATE AGENTS

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

£170,000



**\*\* 40% SHARED OWNERSHIP \*\*** 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.

[WWW.VINCENTJAMESSTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESSTATEAGENTS.CO.UK)

## 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 Details

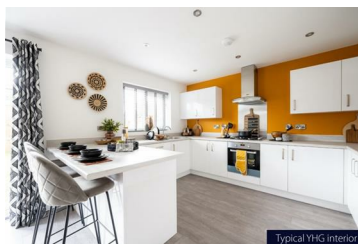
The ground floor of The Farnborough features a separate lounge, the ideal place for entertaining and spending time with friends and family, and a spacious open-plan kitchen and dining area with a range of integrated appliances, including a fridge freezer and a Zanussi electric oven and gas hob.

The Farnborough also features a downstairs W.C and a handy utility room useful storage space and a door out to the rear turfed garden.

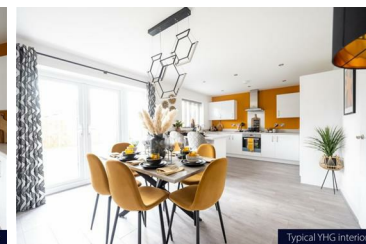
Head upstairs to the good-sized master bedroom which features a private en-suite bathroom. There is also an extra double bedroom and 2 single bedrooms, either of which can also be used as a home office, along with the contemporary 3-piece family bathroom with an over-bath shower and Johnson designer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

## Kitchen

15'1" x 10'2"



Typical YHG interior



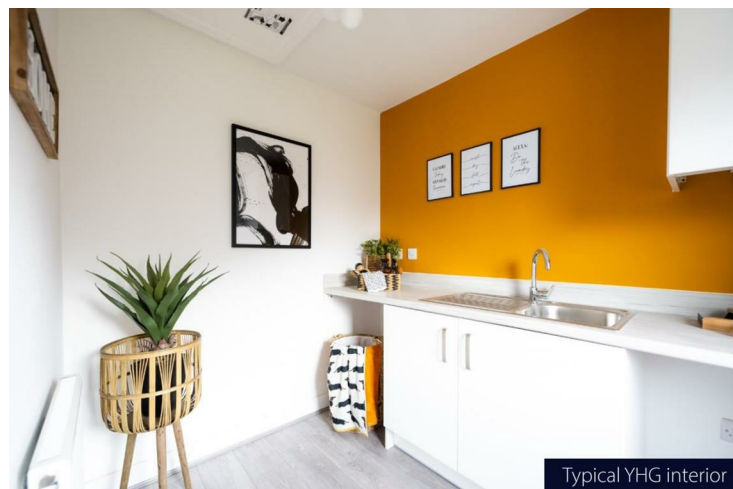
Typical YHG interior

## Dining

11'5" x 10'2"

## Utility

6'2" x 6'2"



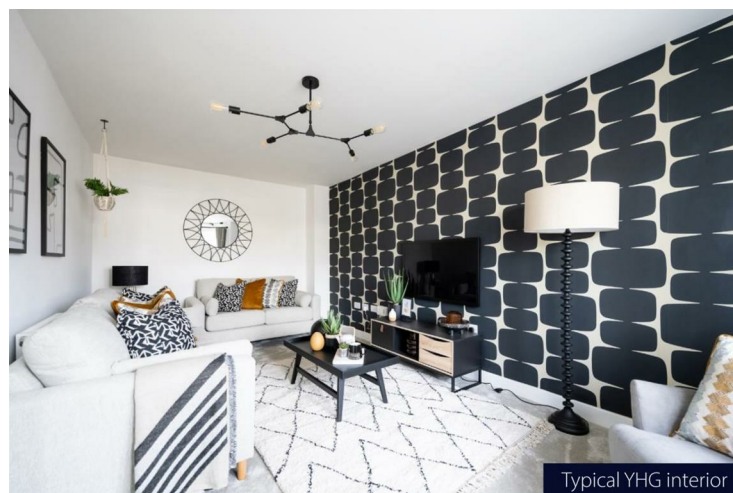
Typical YHG interior

## WC

6'2" x 3'7"

## Living

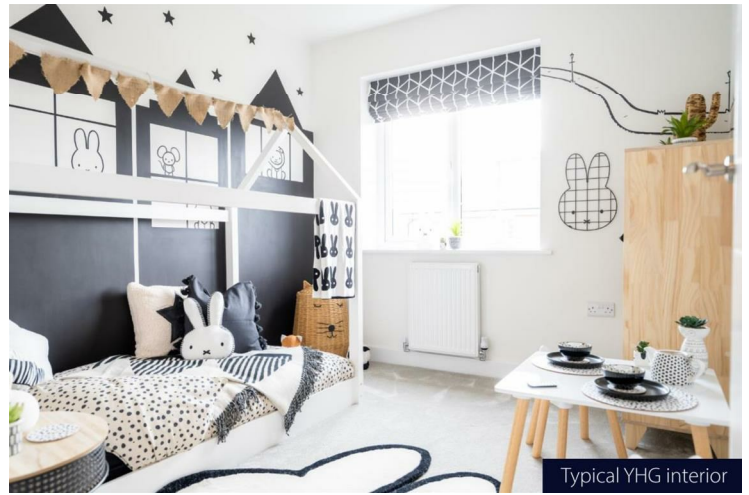
22'7" x 10'5"



Typical YHG interior

### Bedroom One

12'1" x 10'5"



### Bedroom Four

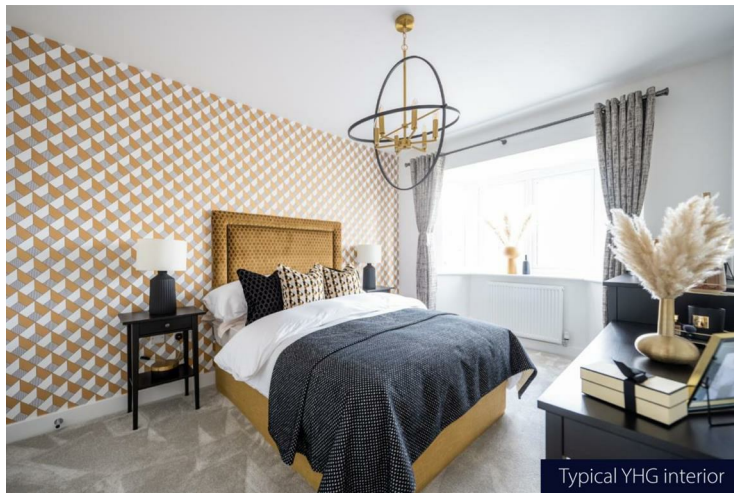
8'6" x 10'2"

### Ensuite

7'10" x 4'7"

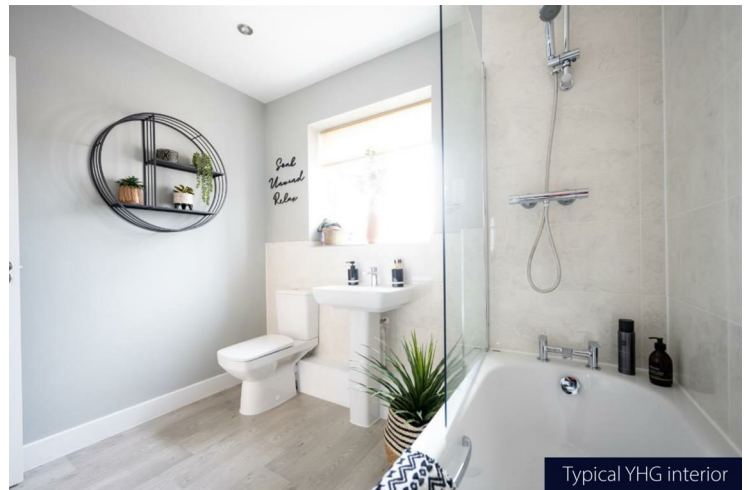
### Bedroom Two

11'1" x 10'2"



### Bathroom

6'6" x 10'2"



### Bedroom Three

10'5" x 10'2"

### Shared Ownership Information

40% Shared ownership £170,000 Rent remaining 60% £ 584.38

60% Shared ownership £ 255,000 Rent remaining 40% £ 389.58

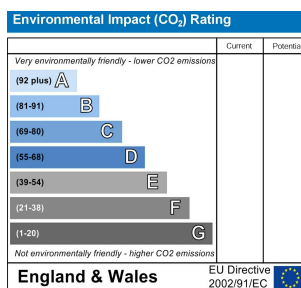
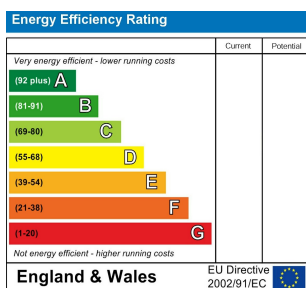
75% Shared ownership £ 318,750 Rent remaining 25% £ 243.49



Ground Floor	Metric	Imperial
Kitchen	4.6 x 3.1	15'1" x 10'2"
Dining	3.5 x 3.1	11'6" x 10'2"
Utility	1.9 x 1.9	6'3" x 6'3"
W.C	1.9 x 1.1	6'3" x 3'7"
Living	6.9 x 3.2	22'8" x 10'6"

First Floor	Metric	Imperial
Bedroom 1	3.7 x 3.2	12'2" x 10'6"
Bedroom 2	3.4 x 3.1	11'2" x 10'2"
Bedroom 3	3.2 x 3.1	10'6" x 10'2"
Bedroom 4	2.6 x 3.1	8'6" x 10'2"
Bathroom	2.0 x 3.1	6'7" x 10'2"
En-Suite	2.4 x 1.4	7'10" x 4'7"

Front doors and garage doors will change colour during the phasing plan and will be shared by the Sales Advisor on request. This document is a guide to the above development. The illustrations do not bind or imply the layout and specification will be as indicated. Please request a full development specification from the team. Correct at time of printing November 2021.



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